
Part I

Open Space Element

San Diego County General Plan

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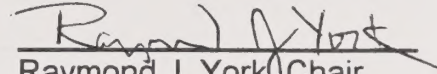
UNIVERSITY OF CALIFORNIA

Adopted
December 20, 1973
Amended
April 5, 2000
GPA 96-03

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CERTIFICATE OF ADOPTION

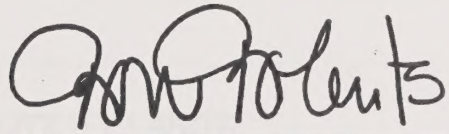
I hereby certify that this is the text of the **Open Space Element**, Section I, Part 1, which consists of two maps, an appendix, and this text, of the San Diego County General Plan - 1990, as amended by General Plan Amendment 96-03, and that it was considered by the San Diego County Planning Commission on the 3rd day of March 2000.


Raymond J. York, Chair

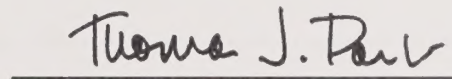
Attest:


Gary L. Pryor, Secretary

I hereby certify that this is the text of the **Open Space Element**, Section I, Part 1, which consists of two maps, an appendix, and this text, of the San Diego County General Plan - 1990, as amended by General Plan Amendment 96-03, and that it was adopted by the San Diego County Board of Supervisors on the 5th day of April 2000.


RON ROBERTS, VICE CHAIRMAN

Attest:


Thomas J. Pastuszka
Clerk of the Board

Adopted December 20, 1973 (4)
Latest Amendment April 5, 2000, GPA 96-03

A complete history of the amendments to this Element, both map and text, is available at the Department of Planning and Land Use.

THE UNIVERSITY OF CHICAGO

I have the honor to acknowledge the receipt of your letter of the 11th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
Your obedient servant,
J. D. [Signature]

J. D. [Signature]

J. D. [Signature]

I have the honor to acknowledge the receipt of your letter of the 11th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
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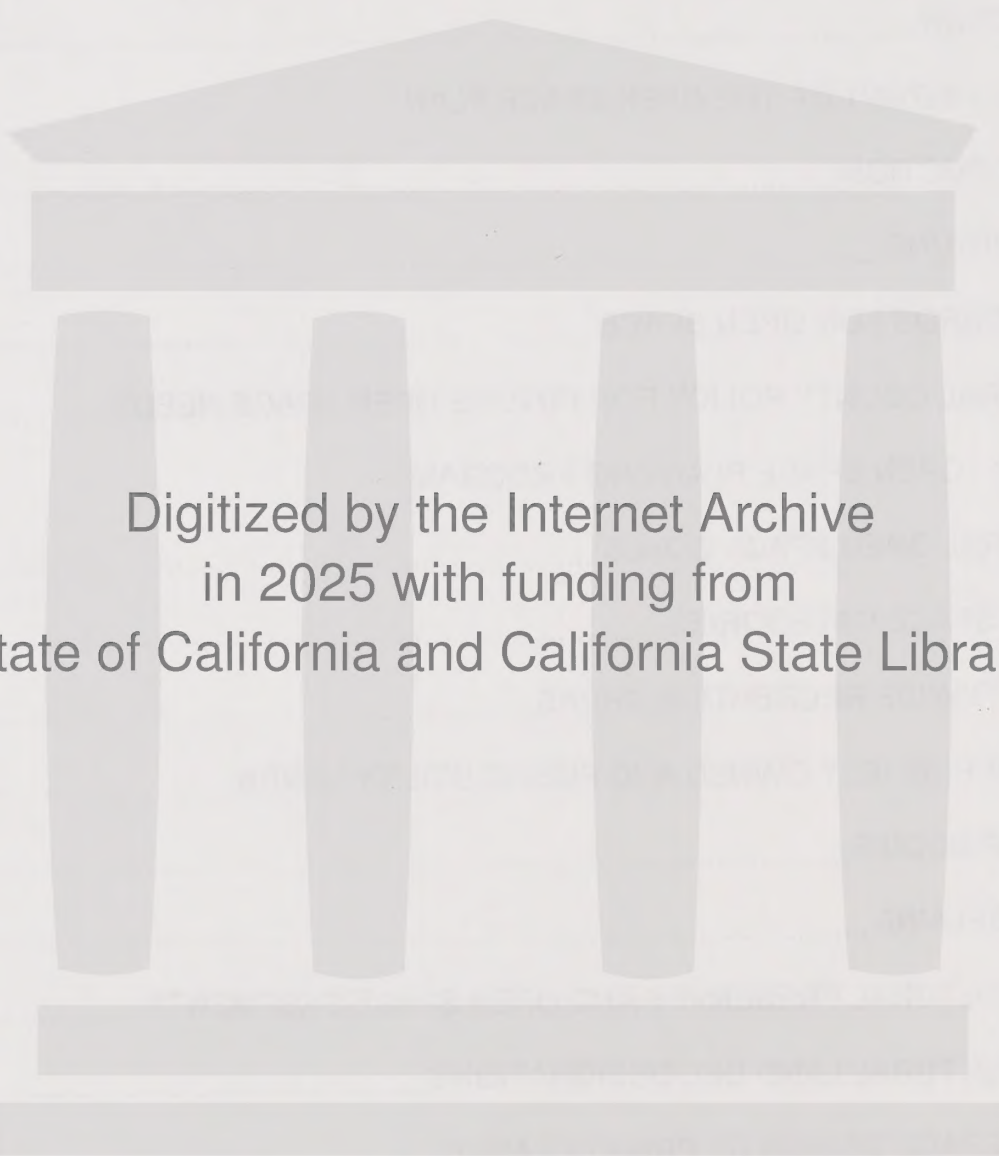
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PART I
OPEN SPACE ELEMENT

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INTRODUCTION

This Open Space Element is the Open Space Plan for the unincorporated area of San Diego County. The Open Space Plan is not a land use plan. The San Diego County General Plan Land Use Element sets forth the intensity and density of various land uses. It is not the intent of this Open Space Element in any way to preclude the filing or approval of a private development plan as set forth in County ordinances and policies.

It is not the intent of this Plan to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

The Open Space Element is not intended, and shall not be construed, as authorizing the County to exercise its power to adopt, amend or repeal an Open Space Zoning Ordinance in a manner which will take or damage private property for public use without payment for just compensation therefor. This Plan is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or of the United States.

INTRODUCTION

The first section of the report is the "Introduction" which is divided into two parts. The first part is the "General Introduction" which is divided into two parts. The first part is the "General Introduction" which is divided into two parts. The first part is the "General Introduction" which is divided into two parts.

The second part of the "General Introduction" is the "Specific Introduction" which is divided into two parts. The first part is the "Specific Introduction" which is divided into two parts. The first part is the "Specific Introduction" which is divided into two parts.

The third part of the "Specific Introduction" is the "Detailed Introduction" which is divided into two parts. The first part is the "Detailed Introduction" which is divided into two parts. The first part is the "Detailed Introduction" which is divided into two parts.

CHAPTER 1

INTENT OF THE OPEN SPACE PLAN

INTRODUCTION

This chapter provides some definitions, sets forth in general terms the intent of the Open Space Plan, and explains how to use the charts for each category of the Open Space Element.

This Open Space Element is adopted pursuant to Section 65560 through 65570 of the Government Code which requires that "every city and county shall prepare, adopt and submit to the Secretary of the Resources Agency a local open space plan for the comprehensive and long-range preservation and conservation of open space land within its jurisdiction".

DEFINITIONS

Open Space -- The term open space, as used in this Element, shall be defined exactly as the term is defined in the State law which reads as follows:

- "(b) 'Open space land' is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or State open space plan as any of the following:
- (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
 - (2) Open space used for the managed production of resources, including but not limited to, forest lands, range land, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
 - (3) Open space for outdoor recreation, including but not limited to areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality."

STANDARDS FOR OPEN SPACE

The standards for open space are related to goals and objectives rather than to any mathematical equation. This Plan for open space concerns itself with identifying open space in order to encourage the achievement of the goals and objectives as set forth in this Element.

GENERAL COUNTY POLICY FOR FUTURE OPEN SPACE NEEDS

1. It is the policy of the County of San Diego to encourage all public agencies to consolidate their ownerships into manageable units. In order to do so, it will be necessary for these agencies to trade lands with private owners. It is the intent of the Open Space Plan that whenever land presently in public ownership is traded and thus becomes privately owned that the land shall contain only those restrictions that apply to similar private land in the general vicinity. However, in the Forest Conservation Initiative (FCI) affected areas, land which was publicly owned and then becomes privately owned subsequent to December 3, 1993 may be subject to fewer restrictions than apply to similar privately owned land in the general vicinity. The restrictions imposed by the FCI apply only to land that was privately owned on December 3, 1993 but not to any subsequently acquired private ownership.
2. It is the policy of the County of San Diego to encourage open space by assuring equitable taxes. It is the intent of this Plan that the County Assessor and the Board of Equalization recognize that the open space restrictions as set forth in this Plan will have an effect on the value of land and therefore this Open Space Plan should be an important consideration in assessment proceedings.
3. It is not the intent of this Plan for it to be interpreted as a Zoning Ordinance. An Open Space Zoning Ordinance will be prepared and submitted for public hearing as a separate process.
4. It is the intent of the Plan to recognize that the California Environmental Quality Act (CEQA) has a major impact on the development process. Specifically: The CEQA requires an Environmental Impact Report (EIR) for all projects which may have a significant effect on the environment. All phases of a project must be considered when evaluating its impact on the environment including planning, acquisition, development and operation. The following must be analyzed and presented in an EIR:

- a. A description of the potential impact of the project including physical, land use and ecological changes, inducement of population into an area, and other aspects of the area's resource base such as water, scenic quality and public services.
 - b. Any adverse effect which cannot be avoided if the project is implemented.
 - c. Measures proposed to minimize the environmentally adverse impacts.
 - d. Alternatives to the proposed project including the evaluation of "no project".
 - e. The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.
 - f. Changes to the environment which may be irreversible and make removal or nonuse thereafter unlikely.
 - g. The growth-inducing impact of the proposed project which could foster economic or population growth.
 - h. Organizations and persons consulted in the preparation of the EIR.
 - i. Water quality aspects of the proposed project.
5. It is specifically the intent of this Plan that the terms regulate or regulation are not to be interpreted to mean prohibit or prohibition. All regulations are intended to be reasonable.
 6. It is the intent of the Plan to recognize that there are many minor open space areas in San Diego County which collectively serve to provide additional significant open space to the County, even though they are not individually large enough to be mapped or described, specifically Aircraft Approach Clear Zones, local parks and private golf courses provide acreage that is basically open and adds to the open character of San Diego County.
 7. It is the intent of this plan to address agriculture as a type of open space recognizing that agricultural uses cannot survive unless they are economically viable. Economic viability depends on many non-land use related factors, such as the cost of water, transportation, feed for poultry and livestock, fertilizer, agricultural chemicals, fuel, and the cost and availability of farm labor. Other factors such as changing consumer tastes and demands, market factors, government regulations, international trade agreements, and environmental regulations also directly impact the viability of agriculture.
 8. It is the intent of this Plan that it be reviewed at five year intervals with revisions expected in the future based on additional studies.

The Plan and program outlined in this document after adoption by the Board of Supervisors will be a general guide to be used during the next five years.

In the coming years, the following activities should provide the data, the insight, and the experience necessary for the preparation of a more detailed Open Space Plan for San Diego County.

- a. **The Community and Subregional Plans.** Within five years, each of the major unincorporated communities should have completed a plan which will provide data, goals, and implementation programs for the attainment of those goals. A major recommendation of this Open Space Plan is that there should be an Open Space Element in each of these plans that will reflect the Countywide open space goals as well as any local goals.
- b. **Additional Elements of the County General Plan.** It is expected that the Planning Department will undertake the preparation of additional Elements of the General Plan in the near future. These Elements will provide additional data for the preparation of revisions to this Open Space Plan. The Elements that should be prepared are described as follows:
 - The Conservation Element will provide more detailed knowledge of the natural environment, particularly in the mountains and desert where present knowledge is extremely limited.
 - The Housing Element should provide a better measure of the needs for various kinds of housing for county residents of all income groups and recommend policies to achieve the goal of a decent home and environment for all.
 - The Trails Element should provide for a comprehensive system of trails for riding, biking and hiking. To the greatest extent possible in the limited amount of time available to meet the State's deadline, this Open Space Plan has been coordinated with the planning for trails. After completion of the necessary research and analysis and the designing of a trails system, there will be public hearings on the adoption of the trails element.
 - The Beach and Shoreline Element. The State of California has embarked upon a comprehensive planning effort of the entire coastline. This Open Space Plan recognizes the values of the beach and bluffs for recreational and open space purposes but does not provide a detailed analysis of this unique and rare resource. Upon completion of the State study, the Open Space Plan should be amended to incorporate the findings of the State Coastline Plan.

- c. **Lagoon Specific Plans.** The research and analysis included in this study indicates that the coastal lagoons are the most unique resource in San Diego County. The lagoons are significant from the standpoint of conservation, fish and wildlife, recreational potential, health and safety, and as open space for urban form. Comprehensive Specific Plans for the San Elijo and Batiquitos lagoons should be prepared. The Open Space Plan has as one of its basic recommendations that a high priority be given to the preparation of a Specific Plan for these lagoons that will recognize the open space values of this unique resource.
- d. **Private Plans for Open Space.** This Open Space Plan recognizes and incorporates into the Plan all of the open space that has been identified as part of the private development plans that have been submitted to the County.

Other private property owners can be expected to submit private development plans based on more detailed studies of the characteristics of their landholdings. The Open Space Plan encourages such planning efforts by private consultants and establishes only those minimum guidelines and standards for such developments as are necessary to assure the attainment of Countywide goals. The data provided in these future private plans will provide significant new information for future revisions of this Plan.

Each study, element, or plan mentioned above will provide more reliable data for the preparation of amendments and revisions to this Open Space Plan. This Plan provides sufficient flexibility to permit revision based on new information without endangering the validity of the Open Space Plan.

CHAPTER 2

OPEN SPACE PLAN AND PROGRAM

GENERAL OPEN SPACE GOALS

The general open space goals are as follows:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.
3. Conserve open spaces needed for recreation, education and scientific activities.
4. Encourage and preserve those open space uses that distinguish and separate communities.

These goals can be achieved by promoting participation by the public in planning, programming and financing open space preservation; promoting multiple use of open space to the maximum degree consistent with the characteristics of each area; and by preserving private property rights by regulating private activities to the minimum extent necessary to carry out the public interest in achieving these goals.

OPEN SPACE CATEGORIES

On the pages that follow there is a detailed description of each category of the Open Space Plan.

It is essential that Chapter 1 -- Intent of the Plan be read carefully prior to the use of the following pages. In case of an apparent conflict between the words used in the various categories and those used in the chapter on Intent of the Plan it is fully intended that the wording in the Intent Chapter shall prevail.

The Plan consists of a map which indicates the land in the various categories and this text. The following pages set forth the description, purposes, objectives, existing and proposed policies, and the program for implementing each category.

COUNTYWIDE RECREATION AREAS

Description of Category

Countywide recreation areas are considered as one open space category. They provide a variety of functions, but present similar policy considerations.

The Open Space Element map delineates only those recreation areas included in the adopted Recreation Element which are in public or semi-public ownership. The general location for future regional recreation areas presently in private ownership are described in the Recreation Element. It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as set forth in the Recreation Element.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

Countywide recreational areas provide areas of natural beauty for recreation, visual enjoyment, education, scientific and group activities.

They also preserve plant and animal habitat areas, as well as enhancing the physical, mental and spiritual well being of county residents and visitors.

Objectives to be Achieved by Use of This Category

Goal II. Conservation of Resources and Natural Processes

1. Encourage the conservation of the habitats of rare or unique plants and wildlife.
2. Encourage the conservation of areas with sensitive plant life or irreplaceable, high quality plant and animal communities.
3. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.
4. Encourage only those uses and activities that are compatible with the marine ecosystem along the shoreline. Designated appropriate areas as underwater or water related wildlife preserves.

Goal III. Recreation

5. Encourage acquisition by 1978, of the "near-term" regional parks according to the approved Regional Parks Implementation Study.
6. Encourage the acquisition of significant historic sites (including significant archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

*There are private inholdings in the Anza Borrego Desert State Park.

7. Preserve or obtain access to public lakes, reservoirs, and beaches and promote their use for recreation when appropriate.

Policies and Regulations to Achieve the Objectives

Existing

The County has a policy of acquiring and developing regional parkland.

The standards and general location for parks are established by the adopted Recreation Element of the San Diego County General Plan and the Regional Parks Implementation Study.

The Park Dedication Ordinance provides monies for local parks within community areas.

The County uses Federal and State matching funds to purchase regional parks.

Proposed

Continue existing policies for the implementation of the Recreation Element as set forth in the Regional Parks Implementation Study.

Future Implementation Programs

Continue the existing program of acquiring parklands.

Support State and Federal legislation which would provide State and Federal funds to local government for park acquisition.

OTHER PUBLICLY OWNED AND PUBLIC UTILITY LANDS

Description of Category

This category consists of land held in fee title or possessory interest by the Federal, State, County or other local governments or public utilities that are not included in other categories but which have significant open space characteristics. Jurisdictions included are the Cleveland National Forest, lands administered by the Bureau of Land Management, Camp Pendleton, public utility easements of 100 feet or more in width, and some local government properties.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

Cleveland National Forest and Bureau of Land Management

These areas provide the major source of open space for San Diego County. These public lands are controlled by the Federal government which provides for the management, conservation and development of water, wildlife, forest, range and recreational resources.

Camp Pendleton Area

Camp Pendleton and the adjacent portion of the Cleveland National Forest is the only major undeveloped land mass along the Southern California coast between Los Angeles and the Mexican border. This area provides for the movement of clean ocean air from the coast inland. It is an area providing sanctuary and habitat for plant and animal life. Camp Pendleton's primary function is as a military base, however, it does provide open space. Camp Pendleton includes three small well preserved lagoons, recreation for military personnel and agriculture.

Public Utilities

Large public utility easements provide open space for agriculture, recreation, links between major recreation areas, and they sometimes serve as firebreaks.

Local Government

Water and irrigation agencies provide major open areas as a by-product of their water storage functions in the form of reservoirs and watershed areas. Local government properties include lands used for a variety of primary purposes but which also provide an open atmosphere.

Objectives to be Achieved by use of This Category

Goal I. Health and Safety

1. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.

Goal II. Conservation of Resources and Natural Processes

2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.
3. Encourage the conservation of rare or unique plant and wildlife habitat.
4. Encourage agricultural use of lands with soils, terrain, and climate which are highly suitable for production of food and fiber.
5. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.

Goal III. Recreation

6. Promote recreational, scenic, scientific, education, and environmental use of public lands where appropriate.
7. Encourage the acquisition of significant historic sites (including the significant archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.
8. Preserve or obtain public access to public lakes, reservoirs, and beaches and promote their use for recreation when appropriate.

Goal IV. Distinguish and Separate Communities

9. Encourage the retention of major open spaces to separate the San Diego region from other urbanized areas.
10. Encourage open space uses to direct urban growth to conform with other goals of the San Diego County General Plan 1990.

Policies and Regulations to Achieve the Objectives

Existing

Cleveland National Forest and Bureau of Land Management

Both the National Forest Service and the Bureau of Land Management use multiple resource management policies to achieve the goals and objectives established by congress. They attempt to acquire, on a priority basis either through purchase or land exchange, those private parcels which will contribute materially to consolidation of landholdings. They dispose of property which does not serve a Federal purpose. The Cleveland National Forest has adopted plans to acquire an additional 11,000 acres and to dispose of 4,000 acres they now own. Prior to the sale of any Federally or State owned land, other public agencies are given an opportunity to comment upon the advisability of the sale and/or to acquire the property for a public use.

Camp Pendleton Area

Camp Pendleton is zoned for eight acre minimum parcel size.

The County participates in a groundwater resources study with the State, Marine Corps, Riverside County, and the Forest Service, for the Santa Margarita watershed.

The County monitors transportation corridor, airport, and utility route studies which may propose development of transportation or utility facilities or networks in or through the area.

The Marine Corps has a policy of fully utilizing the base to provide recreation for its personnel.

The Marine Corps leases appropriate land for agricultural production.

Local Government

The County has a policy of reviewing parcels of land which have become surplus lands or are tax-deeded, to determine if there is any public use for such land before it is offered for sale to private parties.

Various special districts have programs for the development and use of their lands for recreational and other open space uses.

Proposed

Continue those existing policies and regulations which promote the attainment of the goals of this Plan.

Oppose efforts to develop Camp Pendleton for other than recreational, scenic, scientific, educational and environmental use.

Use County technical support services to assist in Camp Pendleton's environmental management program. Continue and improve existing policies which seek comprehensive management of Camp Pendleton's environmental resources, including wildlife, agricultural lands, and lagoons.

Support the continued use of Camp Pendleton facilities for recreational programs for military personnel and dependents.

Participate with Camp Pendleton in joint programs for the most effective utilization of open space and natural resources consistent with military requirements.

Continue to catalog and map all land in public ownership.

Adopt a policy regarding disposition of County lands and public lakes and reservoirs. The policy should require that prior to disposition, the lands should be evaluated to determine their open space value or the possibility of trading them for other lands needed for open space or recreation.

Future Implementation Programs

Actively participate with Federal and State agencies in developing policies for land use and management in the mountains and deserts.

Actively participate in studies of transportation corridors, airport locations, and utility routes which may propose development of such facilities in Camp Pendleton in order to oppose such facilities which urbanize Camp Pendleton.

Review the presently available access to public lakes, reservoirs and beaches and adopt a program for acquiring or improving access.

Acquire the maximum amount of land available each year (currently 640 acres) of Bureau of Land Management lands pursuant to the Recreation and Public Purposes Act which makes such land available at \$2.50 an acre.

WATER BODIES

Description of Category

This category consists of the three subcategories described below.

Ocean and Beaches

The ocean and beaches consist of the immediately off-shore water area from the three mile limit to the adjacent land ten feet above mean sea level.

Lagoons and Marshes

The lagoons and marshes are the seaward end or estuary of a floodplain. These environmentally sensitive, shallow bodies of water with their adjacent marsh lands are subject to regular tidal action in their natural state.

Freshwater Bodies

Freshwater bodies consist of publicly owned natural lakes and manmade reservoirs. They service as a connection between inland and aquatic communities. The freshwater bodies under public ownership include land owned by cities and special districts.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

The ocean and beaches are normally attractive for recreational use, provide habitat for wildlife, are a source of clean air, and are a moderating influence upon the weather.

The lagoons and marshes are the critical areas for the interaction of land and ocean in three processes: a mixing area for fresh and salt water during the rainy season; the transportation of sediments to replenish beach sand; and they provide an irreplaceable productive food chain and habitats for plants and wildlife.

They are a major feature of the California coastline. San Elijo and Batiquitos are two of the very few lagoons in the southern part of the State which have not been significantly altered by man.

Freshwater bodies provide a water supply for agricultural and urban water needs, recreation, and are a scenic amenity.

Objectives to be Achieved by Use of This Category

Goal I. Health and Safety

1. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.
2. Protect life and property by regulating use in areas subject of flooding.

Goal II. Conservation of Resources and Natural Processes

3. Encourage the preservation of the significant natural features of the County, including the beaches, lagoons and shoreline.
4. Encourage only those uses and activities that are compatible with the marine ecosystem along the shoreline. Designate appropriate areas as underwater or water-related wildlife preserves.
5. Discourage any use of the lagoons that would be incompatible with their natural ecosystems.
6. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.

Goal III. Recreation

7. Encourage acquisition by 1978 of the "near term" regional parks according to the adopted Regional Park Implementation Study.
8. Preserve or obtain public access to beaches and promote their use for recreation when appropriate.

Policies and Regulations to Achieve the Objectives

Existing

Oceans, Beaches, Lagoons and Marshes

The California Coastal Zone conservation Commission is preparing a Statewide plan for the conservation and management of the natural resources in the coastal zone, which is defined as extending from the outer limits of State jurisdiction to the highest elevation of the nearest coastal mountain range or five miles from the mean high tide line, whichever is the shortest distance. As part of the State Commission, the San Diego Coast Regional Commission has review authority of proposed development within 1,000 yards of the mean high tide line until three months after the adjournment of the 1976 regular session of the legislature.

In 1972 the State Resources Agency completed the Comprehensive Ocean Area Plan, which includes San Diego County.

The State Lands Commission administers the State owned tidal and submerged lands along the coast. It is also responsible for determining the exact boundaries of such land in public ownership, as well as lands once publicly owned or subject to a public trust easement.

The State Water Quality Control Board, the San Diego Coastal Regional Commission, and the County regulate water quality and development in these areas.

The County is aiding area residents in the formulation of a community plan for San Dieguito. The County's coastal overlay zone provides a means for the review of developments which may impede public access to beaches. San Diego County officially recognizes the beaches as unique environmental resources in the Coastal Area Development Policy Study (1971) and the Coastal Plan of San Diego County Study (1972).

San Elijo Lagoon, the estuary of the Escondido Creek, is an important bird habitat but it is closed to the ocean most of the time. The County periodically reopens the lagoon to the sea, allowing tidal flushing to minimize pollution, odor, and mosquito problems. The lagoon is designated as a regional park in the General Plan.

Batiquitos Lagoon, the estuary of the San Marcos system of creeks, is a poor natural habitat in its present closed state. The County does not attempt to periodically reopen the lagoon to the sea to reestablish tidal flushing.

Santa Margarita Lagoon, the estuary of the Santa Margarita River, supports a typical marsh ecology. Located in Camp Pendleton, it is open to the sea much of the time.

The County's Regional Park Implementation Study recommends that Batiquitos and San Elijo Lagoons be acquired as "near term" regional parks.

Freshwater Bodies

The Santee Sanitation District's water resource management program provides for the multiple use of the Santee Lakes.

The Recreation Element of the County General Plan recommends the purchase of land for the development of regional parks adjacent to certain water bodies.

The San Diego County Regional Parks Implementation Study recommends the purchase of freshwater park sites.

Some public agencies allow the limited recreation use of their reservoirs and lakes.

Proposed

Continue those existing policies and regulations which promote the attainment of the goals of this Plan.

Evaluate the County General Plan and the San Dieguito Community Plan in relation to the plans of the San Diego Coast Regional Commission and the Resource Agency's Comprehensive Ocean Area Plan.

Evaluate the sand resource study to determine appropriate areas for additional lakes to be created by sand extraction.

Review the presently available public access to lakes, reservoirs and beaches and adopt a program for acquiring or improving access.

Adopt a policy regarding disposition of County lands, public lakes and reservoirs. The policy should require that prior to disposition, the lands should be evaluated to determine their open space value or the possibility of trading them for other lands needed for open space or recreation.

Future Implementation Programs

Evaluate the Comprehensive Planning Organization Initial Coastline Study and Plan for the entire regional shoreline.

Cooperate with the State Coastal Zone Conservation Commission for planning, conservation and development of these areas.

Cooperate with the State Lands Commission in gathering information concerning historical ownership, public trust, and historical natural conditions in the County's coastal area, especially the lagoons and marshes.

Support State legislation which would permit the County to reduce property tax assessments of properties over which implied dedication (prescriptive rights) of beach access has been established if it can be shown that the dedication has been legally formalized and the dedication has resulted in reduced property values.

Design methods to acquire those lagoons designated as "near term" regional parks by the Regional Parks Implementation Study.

Prepare a study design outlining the preparation of a Specific Plan for both the San Elijo and Batiquitos Lagoons.

Reopen appropriate portions of the San Elijo and Batiquitos Lagoons to the sea to allow an increased amount of displaced water to reestablish stable, self-flushing lagoons. The County's 1970 report, The Coastal Lagoons of San Diego County, recommends both passive and active recreation areas as well as maintenance of the bird habitat at San Elijo Lagoon. The same report recommends the use of Batiquitos Lagoon as a recreation area.

Develop methods to acquire or improve public access to public lakes, reservoirs and beaches.

Take all possible actions to seek acquisition of the lagoons by the State or Federal governments.

FLOODPLAINS

Description of Category

A floodplain is the area subject to inundation by a 100 year flood.

The floodplains of all the rivers and streams have not been mapped. The Open Space Element map shows the general floodplains of the major rivers where the floodplain is more than 1,200 feet wide. More detailed maps are available in the County Department of Sanitation and Flood Control.

Most lands within floodplains are in private ownership with only a few parcels owned by local governmental jurisdictions.

The floodplain fringe is all land within the floodplain which is not within the floodway.

A floodway is all land required to pass a 100 year flood without structural improvements and/or all lands required to convey the 100 year flood without increasing the water surface elevation of the 100 year flood more than one foot at any one point.

A river is defined as a watercourse that drains more than five square miles; a stream drains less than five square miles.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

Natural Functions

- Carry waters (normal and storm waters)
- Replenish groundwater supply
- Plant and wildlife habitat
- Deposit agricultural soil

Beach and sand replenishment

Human Functions

- Separation of urban areas
- Visual relief
- Agriculture (both plant and animal)
- Water supply
- Recreation
- Riding, hiking and bicycle trails
- Hunting preserves
- Disposal of reclaimed waters
- Extraction of sand and gravel

Floodways perform all of the above functions on a regular basis, but their chief purpose is to carry water.

Floodplain fringes also perform all of the above functions except that they carry water only during severe storms.

Streams perform the same functions as rivers except that due to their smaller size, their human uses may be limited to local open spaces, recreation and trails.

Objectives to be Achieved by use of This Category

Goal I. Health and Safety

1. Protect life and property by regulating uses in areas subject to flooding.
2. Reduce the need for the construction of major flood control improvements.
3. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and groundwater supplies.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of the habitats of rare or unique plants and wildlife.
5. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect water quality.
6. Encourage the use of streams as local open spaces.
7. Encourage the conservation of construction quality sand resources in designated areas from significant incompatible development.
8. Minimize adverse environmental impact of noise and dust resulting from sand extraction.

9. Utilize agriculture as one of several possible uses of land in the floodplain.

Goal III. Recreation

10. Promote the use of floodways for recreation when appropriate.

Goal IV. Distinguish and Separate Communities

11. Encourage the use of open space to separate conflicting land uses whenever possible.

Policies and Regulations to Achieve the Objectives

Existing

Existing policies, particularly the land use regulations, have been directed towards preventing the misuse of the floodplain and to qualify the County for Federal flood control insurance.

The County has determined:

- That flood control is regional in nature and does not respect political boundaries.
- That land use planning is highly sensitive to flood control requirements and detailed consideration of flood control methods are essential in the land use decision-making process.
- That flood control projects involve the expenditure of very significant amounts of district, Federal and State funds.
- That failure of flood control systems may result in property damage and loss of life.

The County has adopted a Water Course Ordinance which provides minimum regulations on all development that is traversed by a river or a stream.

The County has adopted a Floodplain Overlay Zone and a Flood Channel Overlay Zone. These zones severely restrict the uses in the floodway, but permit regulated development in the floodplain fringe in accordance with the San Diego County Code.

The County has passed an interim amendment to The Zoning Ordinance requiring that a special permit be granted prior to construction in six major floodplains. This Ordinance is to be in effect only until the completion of the application of regular floodplain zoning on all of these floodplains.

The County Grading Ordinance requires the planting of slopes to prevent erosion.

The County requires an EIR for all projects which are deemed to have a possible significant effect on the environment.

The County cooperates with Federal and State agencies in preparing detailed studies of potential flood damage.

Proposed

Continue those existing policies and regulations which promote the attainment of the goals of this Plan.

Establish standards for natural channels.

Use flood control district funds to maintain natural channels which meet the standards.

Apply the Floodplain Overlay Zone to selected floodplains.

Support Regional Water Quality Control Board policies and urge it to adopt standards for storm water runoff.

Support efforts to identify and protect rare and unique plant and wildlife habitats.

Permit setbacks from streams as a substitute for front, rear or side yard setbacks.

Adopt policies for sand extraction based on the findings of Phase II and Phase III of the River Sand Resource Study.

Acquire easements of portions of the floodplain for riding, hiking and bicycle trails.

Future Implementation Programs

Prepare maps which delineate the floodway of all rivers.

Establish a task force to prepare comprehensive plans for the floodplains of the San Luis Rey River, Escondido Creek, San Dieguito River, San Diego River, Sweetwater River, and Otay River that will:

- Delineate areas of the floodway suitable for development.
- Delineate areas of construction quality sand resources.
- Delineate road crossings.
- List uses that will be appropriate in the floodplain fringe.

- Describe the flood protection works to be applied for each segment of the floodway.
- Identify areas to be acquired for public recreation including riding, hiking and bicycle trails.

Within the framework and ridgelines of the General Plan, utilize community or subregional planning programs to prepare detailed plans for that portion of the river that traverses each area.

Establish a task force to prepare more detailed maps that will define and identify rare and unique plant and wildlife habitats and determine techniques for protecting those habitats.

The County has commenced work on the following projects on major rivers:

- Applying the Floodplain Overlay Zone.
- A mapping program to delineate the floodways.
- A program to review all of the underlying zoning to determine the compatibility of existing zoning with the functions of the floodplain.
- A River Sand Resource Study in three phases: Phase I will delineate the location and quantity of construction quality river sand. Phase II will develop policy alternatives. Phase III will propose specific changes in planning procedures and regulations.

AGRICULTURAL PRESERVES AND OPEN SPACE EASEMENTS

Description of Category

An agricultural preserve is an area devoted to either agricultural use, recreational use, open space use, or any combination of such uses, and compatible uses which are designated by the County, as defined by the Land Conservation Act of 1965 (the Williamson Act) Chapter 7, Section 51200 et seq. of the Government Code and by Board of Supervisors' Policy I-38. Agricultural preserves are established for the purpose of defining the boundaries of those areas within which the County will be willing to enter into contract pursuant to the Act. Landowners within a preserve may enter into contract with the County to restrict their land to the uses stated above for at least ten years whereby the assessment on their land will be based on its restricted use rather than its market value. Those lands within a preserve but not under contract are restricted only to those uses allowed by their agricultural zoning classification.

Open space easements may be acquired from property owners willing to relinquish certain rights to construct improvements on their land as provided by Chapter 6.5, Section 51050 et seq. of the Government Code and Board of Supervisors' Policy I-37. Relinquishment of the development rights to the County may be either in perpetuity or

for a specific period of 20 years except for those rights which are expressly reserved in the granting instrument, for public service facilities installed for the benefit of the land, or as authorized by the County. The lands included in the easement are assessed based upon their restricted use rather than their market value.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

Agricultural preserves and open space easements allow the temporary or permanent holding of land for agricultural, open space, or recreational uses. "Agricultural use" means use of the land for purpose of producing agricultural commodities for commercial purposes. "Open space" means the use of the land to preserve its natural characteristic beauty, or openness for the benefit of the public, if such land is in a scenic highway corridor, a wildlife habitat, a saltpond, a managed wetland, or a submerged area. "Recreational use" means the use of the land by the public with or without charge, for uses such as: walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports.

Open space easements preserve open space by relinquishing the owner's right to construct improvements on the subject land. Such easements may be granted in areas both inside and outside of agricultural preserves upon specific findings by the Board of Supervisors that the easement would result in benefit to the public. Additional criteria are contained in Board Policy I-37.

Open space easements and agricultural preserves do not allow the public to use the land without the owners consent.

Objectives to be Achieved by use of This Category

Goal II. Conservation of Resources and Natural Processes

1. Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber.
2. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought.
3. Encourage the conservation of the habitats of rare or unique plants and wildlife.
4. Encourage the use of minor natural watercourses as local open spaces.
5. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.

6. Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.
7. Encourage open space uses to direct urban growth to conform with the goals, objectives, policies, and standards of San Diego County's General, subregional and community plans.
8. Encourage the use of open spaces as a separation of conflicting land uses whenever possible.

Policies and Regulations to Achieve the Objectives

Existing

The County of San Diego has established agricultural preserves which provide open space for the County.

Procedures for acquiring agricultural preserves are defined in Board of Supervisors' Policy I-38. As of March 1, 1973, a total of 27 agricultural preserves had been designated which encompasses 210,850 acres. One hundred seven (107) contracts within these preserves have been signed committing 66,764 acres to agricultural use.

Procedures for acquiring open space easements are defined in Board of Supervisors' Policy I-37. As of March 1, 1973, 4 open space easements have been granted to the County encompassing 1,339 acres. This figure does not include land in open space easements required as a condition of Planned Residential Developments (PRDs).

Proposed

Continue those existing policies and regulations which promote the attainment of the goals of this Plan.

Encourage the establishment of additional agricultural preserves and open space easements based on a systematic review of appropriate areas.

Review on a semi-annual basis each agricultural preserve to determine if it conforms to the objectives of the Land Conservation Act and the Open Space Element.

It is the intent of the Open Space Plan that modifications in the boundaries of either land under contract or in a preserve that would decrease or increase the acreage involved could occur without the necessity of amending this Plan.

Revise the Open Space Easement Policy to encourage the granting of easements and make open space easements a more flexible and effective tool in implementing the Open Space Element. Revisions to the Policy should include reduction or elimination of the 100 acre minimum area now required; reduction or elimination of the fees now charged, especially those charged for perpetual easements; and encouragement of

corridor easements along streams, floodplains, roadways, scenic highways, and riding and hiking trails.

Future Implementation Programs

Actively publicize the agricultural preserve and open space easement programs by preparing a suitable brochure describing their benefits and distributing the brochure to appropriate landowners.

Adopt guidelines establishing each concerned County agency's responsibility for the semi-annual review of each agricultural preserve. This review should include changes in the tax base, surrounding development and public services, changes in the percentage of land under contract in each preserve, and changing economic and environmental conditions which may require the possible expansion or contraction of boundaries.

AGRICULTURAL LAND USE DESIGNATIONS

Description of Category

This Category consists of lands designated (19) Intensive Agriculture and (20) General Agriculture. These Designations have been applied to lands where agricultural use is facilitated and protected as the primary land use. These designations are shown on the Community and Subregional Area Plan Maps.

Appendix A to the Open Space Element contains information relating to San Diego local agriculture, including information on crop types, and the value that they produce in the local economy. Information on the characteristics of local farms, and the national significance of San Diego agriculture is also included. Specific information related to the lands in the (20) Agricultural designation as it existed in September of 1997 is also contained together with a discussion of climate and specifically the plant climate line and its relationship to agriculture. Information regarding Williamson Act preserves and areas under contract is also contained in the appendix.

Purposes and/or Functions of Category

This Category of Open Space consists of those lands designated as agricultural lands by the Land Use Element. The agriculturally designated lands are recognized for their importance to San Diego County's economy, in addition to their importance in the preservation of the rural lifestyle enjoyed by San Diego County residents.

Objectives to be achieved by use of this Category

Goal - Health and Safety

- Foster compatibility between agricultural uses and nonagricultural uses.

Goal - Conservation of Resources and Natural Processes

- Enhance the economic viability of agriculture within San Diego County.
- Preserve productive agricultural areas and recognize their value as open space.

Goal - Distinguish and Separate Communities

- Encourage the use of agriculture to provide visually pleasing open space and variety within the environment, and to enhance the rural lifestyle enjoyed in many communities.
- Facilitate, protect, and preserve agricultural use of lands in the Agricultural Land Use Designations.

Policies to Achieve the Objectives

- Permit low density residential and other compatible uses supportive of agricultural uses in agricultural areas. Non-agricultural development, including residential uses, shall be encouraged to occur in those areas least suitable for agricultural use.
- Encourage agriculturally productive lands to remain in agricultural use by continuing participation in the Williamson Act program.
- Support efforts to create a market identity for agricultural products produced within San Diego County.
- Facilitate the local sale of locally produced products.
- Support the establishment of limited visitor-serving commercial uses near agricultural areas if they support local agriculture and are secondary and incidental to an area's agricultural production.
- Consider Zoning Ordinance amendments that would facilitate establishment of farmer's markets for the sale of locally produced agricultural products.
- Direct, to the greatest extent possible, development away from the most productive agricultural areas. When considering a subdivision request, or other development proposal, the determination of productive agricultural area shall be made based on existing agricultural uses, and on the potential for future agricultural production, and the contribution to the agricultural sector of our economy. Consideration shall be given, but shall not be limited to soil types, climate, the availability of water and its quality, and the existence of Williamson Act preserves and contracts. On-site and adjacent land use designations and zoning, ownership and parcelization patterns, as well as existing uses, and cropping history shall also be considered.

- Encourage in-filling of existing urban areas to reduce the development pressure on agriculturally designated areas.
- Recognize that mountain meadows constitute a significant component of cattle grazing operations, and in areas used for cattle grazing, promote the retention of these meadows for grazing purposes when subdivisions or other development is proposed. Unless constrained by environmental resources, mountain meadows should be preserved for cattle grazing.
- Retain alluvial floodplains for agricultural use, by sensitive subdivision design which prohibits placement of non-agricultural uses in flood plains.
- Minimize impacts to agricultural lands from non-agricultural uses on lands near or adjacent to agricultural areas through sensitive subdivision design. Consideration should include the impacts of increased residential density on the agricultural area, as well as the location of the non-agricultural uses and their relationship to the agriculturally designated areas.
- Minimize conflicts between agricultural and adjacent non-agricultural uses by considering the possible impacts from agricultural uses when evaluating subdivision of lands near or adjacent to agricultural areas. To the extent possible consideration should include the possible impacts from chemical use, noise, smell and dust.
- Consider ways to acquire easements through the subdivision process and through purchase of development rights.
- Evaluate whether agricultural uses and structures have lower per unit cost than other types of land uses or structures when setting development impact fees, and set fees accordingly.
- Assist in the development of affordable housing opportunities for agricultural workers.

OPEN SPACE DESIGN OF PRIVATE LANDS

Description of Category

This category of open space is not illustrated on the Open Space Element map except where the Board of Supervisors has approved a private development plan that includes designed open space. Private lands in parcels of over 40 acres in size may be subject to certain open space requirements at the time of their development as more specifically set forth in the proposed policies section of this category. The design and retention of open space within these private lands at the time of their development is necessary in order to comply with the goals and objectives set forth in this Element and to comply with the open space lands sections of State law.

The implementation of this category will depend upon the adoption of open space zoning and subdivision standards enacted to achieve the goals and objectives of this Element.

It is not the intent of this category of the Open Space Element to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.

Purposes and/or Functions of Category

To assure that adequate usable open space will be provided to meet the requirements of State law and to assist in achieving the following objectives.

Objectives to be Achieved by use of This Category

Goal I. Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.
2. Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and groundwater supplies.
3. Protect life and property by regulating use of areas subject to flooding landslides, high fire hazard and high earthquake potential.

Goal II. Conservation of Resources and Natural Processes

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.
5. Encourage the conservation of the habitats of rare or unique plants and wildlife.
6. Encourage the use of minor natural watercourses as local open spaces.

7. Encourage agricultural use of lands with soils which are highly suitable for production of food.
8. Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.
9. Encourage only those uses and activities that are compatible with the marine ecosystem along the shoreline. Designate appropriate areas as underwater or water related wildlife preserves.
10. Discourage any use of the lagoons that would be incompatible with their natural ecosystems.

Goal III. Recreation

11. Encourage recreational planning as a part of all major residential development.
12. Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.
13. Encourage second home and recreational campsite development that will not have a substantial adverse impact on the mountains and desert.

Goal IV. Distinguish and Separate Communities

14. Encourage sound environmental planning practices in all developments.
15. Encourage the use of open space to separate conflicting land uses whenever possible.
16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.
17. Encourage development that is designed so as to include riding, hiking and bicycle trails.

Policies and Regulations to Achieve the Objectives

Existing

The County zoning and subdivision regulations contain provisions for the control of land use and density of development.

The State requires the preparation of an EIR for all projects which are deemed to have a possibly significant effect on the environment.

The County has private development plan policies which provide for land use controls for these types of large-scale development.

The County's Planned Residential Development (PRD) requirements partially meet the objectives of this category. The intent of the PRD regulations is to permit greater flexibility and, consequently, more creative and imaginative development than is generally possible under conventional zoning regulations. This will promote more economical and efficient use of the land while providing a variety of housing, higher level of amenities, and preservation of natural and scenic open spaces. A PRD may be authorized in any residential zone by a special use permit except that "clustering" is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element. The PRD open space requirements are:

- a. Forty (40) percent of the gross area must be for an open space use.
- b. One-half of the 40 percent must be improved and be less than 10 percent slope.
- c. A PRD shall relate harmoniously to the topography of the site, make suitable provision for preservation of watercourses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such features and amenities to best advantage.

The County Grading Ordinance requires an analysis of the stability of proposed cut and fill slopes and requires the irrigation and planting of slopes to prevent erosion.

The County has adopted a Coastal Development Overlay Zone (CD Zone). This Zone is intended to provide land use regulations along the coast line area including the beaches, bluffs, and the land area immediately landward thereof. The purpose of the CD zone is to provide for control over development and land use along the coast line to the extent that the public interest in the shore line as a unique recreation and scenic resource is adequately protected.

The State legislature has established the San Diego Coast Regional Commission. This Commission regulates development within 1,000 yards of the mean high tide line and will continue to do so until 3 months after the adjournment of the 1976 regular session of the legislature.

The County has adopted a Scenic Corridor Overlay Zone (SC Zone) which is designed for the area adjacent to any public highway which has been designated as a Scenic Highway by the State of California and/or the Board of Supervisors after public hearing. It is intended that the Scenic Corridor zone will assure the protection of the scenic qualities of these roadsides and the exclusion of incompatible uses and structures.

The County has a Back County Subdivision Policy which modifies development requirements in the mountain region.

The Subdivision Map Act and the Government Code provide for the establishment of open space easements.

The County Health Department reviews all subdivision and lot splits concerning water source and sewerage.

The County has adopted an ordinance in which dedication of parklands or fees in lieu thereof are required for all new dwellings and subdivisions.

The County has adopted an ordinance for the regulation of all development that is traversed by a watercourse.

Proposed

Continue those existing policies and regulations which promote the attainment of the goals of this Plan.

This category proposes that open space zoning be established to include the necessary regulations to implement this open space design category. The current density provisions of the Land Use Element, existing regulations and policies recited herein, and other categories of this Open Space Element provide adequate preservation and conservation of open space land which is in private ownership. Therefore, it is intended that the provisions of this Open Space Design of Private Land category and regulations adopted pursuant thereto shall apply only to proposed subdivisions which meet both of the following criteria:

Subdivisions which propose the division of a unit or contiguous units of real property consisting of 40 acres or more into lots less than 2 and one-half acres gross or 2 acres net, and

The proposed subdivision is not consistent with density provisions of the Land Use Element and therefore may be approved only upon amendment of said Land Use Element.

It is intended that the County shall review proposals for development of private property to which the provisions of this category apply, to determine the extent to which open space land, as defined in Section 65560 et seq. of the Government Code, is present and may be reasonably conserved and preserved by appropriate design of the development. This category includes guidelines for the review and determination of required open space lands.

The goals and objectives can best be attained if 40 percent of the total private land in a proposed development is retained in open space. It is the intent of the Plan that as a condition of any amendment to the Land Use Element, which would increase the number of dwelling units permitted on property to which this category applies, that open

space be designed as a part of the plan amendment. It is intended that the following not be included in the calculation of the percentage of open space: public and private streets, campsite, mobilehome site, building site (considered to be one-fourth acre), and non-recreational structures. It is intended that all other lands, including land in lots not a part of the building sites, are to be counted in the calculation of the 40 percent open space requirement.

It shall be the responsibility of the developer to design the development so as to retain in open space those lands that are particularly significant for public safety, management of natural resources, conservation of natural resources or outdoor recreation. In cases of mutual consent of the developer and the County, it may be possible to substitute noncontiguous open space in the same vicinity.

It is specifically intended that the developer be given the right to develop the remaining percentage of his property at a sufficiently higher density so as to compensate for the loss of density created by the open space requirement.

It is not the intent of the Plan to require the filing of PRDs; however, such developments are encouraged except that "clustering" is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element.

It is not the intent of the Open Space Element to increase or decrease the density of development permitted by the Land Use Element or zoning applicable to the property.

Future Implementation Programs

Amend The Zoning Ordinance as necessary to provide for open space design standards and procedures.

Prepare and maintain a map of all designated open space categories within the County. The map should include also those open space areas required as a part of subregional and community plans, private development plans, PRDs, and Specific Plans.

Revise the Open Space Easement Policy to encourage granting of easements, and make open space easements a more flexible and effective tool in implementing the Open Space Element.

In particular, the revisions should:

- Reduce or eliminate the present 100 acre minimum area now required.

- Reduce or eliminate the fees now charged, especially those charged for perpetual easements.

- Encourage corridor easements along streams, floodplains, roadways, scenic highways, and riding and hiking trails.

Identify significant historic sites in the County and hold a public hearing on a Historic Sites Subelement of the San Diego County General Plan.

Adopt regulations protecting designated significant historic sites from demolition or despoliation, by requiring, prior to demolition, notification to the County and an opportunity for acquisition by an appropriate public or private organization interested in the site's preservation.

Amend The Zoning Ordinance to alter standards for PRDs which would decrease the required improved open space areas and permit PRDs in any zone at any density. Any PRD which proposed clustering would, however, be prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element.

GUIDELINES FOR THE REVIEW AND DETERMINATION OF REQUIRED OPEN SPACE LANDS

Section 65560 of the Government Code defines open space lands as follows:

"Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this Section, and which is designated on a local, regional or State open space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to:
 - a. Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species;
 - b. Areas required for ecologic and other scientific study purposes;
 - c. Rivers, streams, bays and estuaries;
 - d. Coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to:
 - a. Forest lands, range land, agricultural lands and areas of economic importance for the production of food or fiber;
 - b. Areas required for recharge of groundwater basins;
 - c. Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries;
 - d. Areas containing major mineral deposits, including those in short supply.

3. Open space for outdoor recreation, including but not limited to:
 - a. Areas of outstanding scenic, historic and cultural value;
 - b. Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams;
 - c. Areas which service as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including but not limited to:
 - a. Areas which require special management or regulations because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds;
 - b. Areas presenting high fire risks;
 - c. Areas required for the protection of water quality and water reservoirs;
 - d. Areas required for the protection and enhancement of air quality.

The above list is to be used only for the determination of potential open space areas. Many areas that fall in these classifications are border line cases for which a statement by a competent person in the appropriate field could determine that the particular characteristic would not adversely affect development if certain precautions were taken. For example:

Landslide areas could be developed providing an investigation and subsequent report have been performed on the proposed project by a registered civil engineer specializing in the field of soil and foundation engineering. The report must described known areas of existing landslides and submit suitable recommendations to stabilize these areas. The report must further analyze proposed cut and fill slopes in sufficient detail to determine that the factor of safety against sliding will be not less an 50 percent; or

Areas susceptible to severe erosion could be developed providing the proposed development complies with the erosion control provisions set forth in the San Diego County Land Development Ordinance; or

Fault zones could be developed providing an investigation by a qualified geologist indicates that the proposed development does not contain evidence of an active fault and that suitable measures could be taken to assure health and safety.

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APPENDIX A

INVENTORY OF SAN DIEGO COUNTY AGRICULTURAL RESOURCES

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research. The data shows a clear trend of increasing activity over time.

4. The fourth part of the document discusses the implications of the findings. It suggests that the results have significant implications for the field of study and may lead to further research in this area.

5. The fifth part of the document provides a conclusion and summarizes the main points of the study. It reiterates the importance of accurate record-keeping and the need for ongoing research in this field.

6. The sixth part of the document includes a list of references and a bibliography. It cites various sources that have been consulted during the research process.

7. The seventh part of the document contains a list of appendices and additional information. It includes a detailed description of the equipment used in the study and a list of the personnel involved in the research.

8. The eighth part of the document includes a list of figures and tables. It provides a detailed description of each figure and table and explains how they relate to the findings of the study.

9. The ninth part of the document includes a list of footnotes and a glossary. It provides additional information about the research and defines the key terms used in the document.

10. The tenth part of the document includes a list of acknowledgments and a list of contributors. It expresses gratitude to the individuals and organizations that have supported the research and contributed to the success of the study.

AGRICULTURE

Local Significance of San Diego County Agriculture

The diversity of crops produced in San Diego County is unique in California, with more than 200 different varieties raised on 6,565 farms, to form an industry worth 1.11 billion dollars in 1996. San Diego's agricultural industry has posted an increase in value in eight of the past ten years, and has shown an overall increase of 94 percent during that same period.

The value of individual crops varies widely. Nursery and flower products contribute 62 percent to the agricultural economy of San Diego County. Fruit and nut crops make up 19 percent of the agricultural economy. The remainder of the crops grown, in general economic terms, are vegetables (9 percent), livestock and poultry products (9 percent), and "other"(1 percent). The category "other" includes field crops, specialty crops, and apiary products.

The commodity groups grown in San Diego County are:

- Nursery products and flower crops;
- Fruit and nut crops;
- Livestock, poultry, and their products;
- Vegetable crops;
- Field crops;
- Specialty crops; and,
- Apiary products.

Unless otherwise stated, all of the data presented in this report refers to agriculture Countywide. Agriculture in both the incorporated and unincorporated areas of the County is included. Additionally, most data is from the 1992 U.S. Census of Agriculture and the San Diego County 1996 Crop Statistics and Annual Report. Data related to livestock and poultry products are combined for purposes of this report. Table 1 below lists the County's most 20 valuable crops raised in 1996. Data from the County's pesticide data base compiled by the County's Department of Agriculture, Weights, and Measures represents only farms that require pesticide permits for the application of pesticides.

These are smaller farms and not dryland and grazing operations. Thus, pesticide data base information is representative only for small farms in San Diego County.

Table 1
Top 20 Crops 1996

Rank	Crop	Value
1	Indoor Decoratives	\$289,449,000
2	Bedding Plants/Turf	\$126,339,000
3	Ornamental Trees/Shrubs	\$116,233,000
4	Avocados	\$112,860,000
5	Eggs	\$65,642,000
6	Valencia Oranges	\$31,854,000
7	Tomatoes	\$27,107,000
8	Lemons	\$26,679,000
9	Milk, Market	\$21,290,000
10	Cactus and Succulents	\$18,953,000
11	Herbs	\$16,379,000
12	Grapefruit	\$13,778,000
13	Cucumbers	\$12,726,000
14	Cattle and Calves	\$12,175,000
15	Mushrooms	\$11,148,000
16	Poinsettias	\$11,000,000
17	Strawberries	\$10,991,000
18	Herbaceous Perennials	\$8,765,000
19	Roses	\$8,301,000
20	Navel Oranges	\$7,229,000

Nursery Products and Flower Crops

Nursery products and flower crops dominate agricultural production in the county, producing 62 percent of the agricultural revenue. Of the 20 most valuable crops grown in the county, seven of them, including the top three, are nursery and flower products. This valuable industry, worth \$692 million dollars in 1996, utilized only 4.8 percent of the county's agricultural acreage, giving this commodity group the highest dollar value per acre of \$85,277 of any of the commodity groups in San Diego County. The single most valuable crop raised in the county, both in overall revenue generated (more than 289 million), and dollar value per acre (\$584,488) is indoor decoratives.

Fruit and Nut Crops

Fruit and nut crops are also important economically and account for 19 percent of agricultural revenues in San Diego County. San Diego's most valuable fruit and nut crop is avocados; the county ranks first among counties in the nation in the production of this crop. Growers also raise various types of citrus, including Valencia and navel oranges, lemons, and grapefruit. The average dollar value per acre for fruit and nut crops in San Diego County was \$4,913 in 1996. Fruit and nut acreage comprises 26 percent of the county's agricultural lands.

Vegetable Crops

Vegetable crops in San Diego County account for 9 percent of the agricultural value, and utilize a similar percentage (7 percent) of San Diego's agricultural lands. In 1996, top vegetable crops included tomatoes, herbs, cucumbers, and mushrooms. At \$738,990, mushrooms have the highest dollar value per acre of all crops grown in San Diego County.

Field Crops

Field crops raised in San Diego County include pasture (irrigated), range (unirrigated), barley, greenchop, hay, silage, and wheat. They utilize the largest percentage of San Diego's agricultural lands (62 percent), but generate only one half of one percent of the county's agricultural revenue. This is not a recent trend; a comparison of data at ten year intervals shows that field crops have historically comprised a large amount of acreage, but a minimal dollar value. Table 2 below outlines the percentage value of field crops versus the percentage of total acreage used for agriculture in the County.

Since San Diego's field crops are primarily unirrigated, they are greatly impacted by the amount of precipitation received. The very low dollar value per acre for field crops makes them uneconomical to irrigate, especially considering that San Diego growers pay some of the highest water prices in the State. Many of the field crops grown in San Diego County are utilized on the farm where they are raised to supplement feed for cattle, or sold for use at other cattle operations and dairies within the County.

Table 2
Field Crop Trends
1956-1996

<u>Year</u>	<u>Value</u>	<u>Acreage</u>
1956	3.7 percent	50 percent
1966	1.3 percent	93 percent
1976	1.5 percent	92 percent
1986	0.3 percent	60 percent
1996	0.5 percent	62 percent

Livestock, Poultry, and Their Products

San Diego County has several livestock and poultry products that are important to the local economy. San Diego dairies produced more than \$21 million dollars worth of milk in 1996. The most important poultry product in the county is eggs, valued at \$66 million dollars. Livestock and poultry raised include hogs and pigs, chickens, rabbits, sheep, and cattle and calves.

Cattle and calves, which refers to beef cattle, and not dairy cows, are the county's fourteenth most valuable "crop", at \$12.2 million dollars. While they rank as one of San Diego's 20 most valuable crops, they comprise only 1.1 percent of the overall dollar value produced. As a point of comparison, the top crop, indoor decoratives, accounts for 26 percent of the agricultural dollars generated in the county. The cattle and calf industry, which in some measure depends on grazing land for feed, is heavily impacted by climate, particularly rainfall. San Diego County's long, dry summers preclude grazing of cattle year-round without irrigation. In addition, poor soils in many areas limit the quantity and quality of vegetation that is suitable for grazing.

The number of head of cattle within the County can vary significantly from one time of the year to another, or between dry years and wet ones. The relationship between San Diego County's cattle industry and weather is noted in a 1963 Agricultural Crop Report, produced by the San Diego County Department of Agriculture, which states that:

... our cattle industry is slowly declining, as a result of the prolonged dry period the county has experienced. Although the number of head was about the same as in 1962, the total weight was down and the prices were also lower.

Another publication, Climates of San Diego County (1970), states that:

... beef production is located wherever seasonal dryland range conditions are favorable . . . the number of . . . cattle in the county varies considerably from year to year depending upon the occurrence and amount of rainfall.

Despite San Diego's population growth during the past 20 years, the number of head of cattle has increased 6.6 percent between 1976 and 1996. The cattle industry has also maintained a stable percentage of the county's overall agricultural value, comprising between one and two percent during the same period.

There are generally two kinds of cattle operations in San Diego County: "cow-calf" operations, and "stocker" operations. Cow-calf operations are run year-round, with cows that are bred to bear calves. Typically, cow-calf operations utilize less land than grazing intensive operations in the county. Cow-calf operators graze their cattle during the spring and early summer when grasses are lush, then sell or feed them the rest of the year through a combination of purchased feed and hay that they have raised on their property.

In stocker operations, cattle are brought to grazing areas during the spring when there are grasses for the cattle to eat. Once the cattle consume the vegetation or the weather becomes too dry and the vegetation dies, the cattle are then moved elsewhere. Cattle for stocker operations frequently come from outside of the county or the State. Stocker operations typically utilize more acreage than cow-calf operations.

Cow-calf operations and stocker operations are not mutually exclusive; some larger ranches may consist of a combination of both. The owner may maintain a cow-calf operation year-round. In addition, the rancher can either purchase cattle to graze during the wet season and then sell them, or lease land to another stocker operation.

Statewide Significance of San Diego County Agriculture

San Diego County ranks ninth among California counties in the value of agricultural production. The top ten counties and the percentage of California's productions, for which they account, are shown in Table 3.

Although crops grown and their values fluctuate with changes in the market and growing conditions, San Diego's industry is relatively stable and produces consistent revenues. During the past five years, San Diego has maintained a statewide market share of between 4.2 percent and 4.5 percent.

San Diego is responsible for nearly one half (47.4 percent) of the State's gross production of flowers and foliage, and 29.8 percent of the overall nursery and flower production.

Statewide, San Diego ranks in the top five counties for the following crops, as shown in Table 4.

Most of the crops listed below produce a consistent revenue for San Diego County. San Diego has ranked in the top five for all of those crops, except for cucumbers (for which data was not available in 1994 or 1995) for the last five years.

TABLE 3 - STATE-WIDE AGRICULTURAL PRODUCTION

Rank	County	Production Value	Percent of State Total
1	Fresno	\$3,313,426,000	12.7 percent
2	Tulare	\$2,801,921,000	10.7 percent
3	Kern	\$2,067,028,000	7.9 percent
4	Monterey	\$1,934,907,000	7.4 percent
5	Merced	\$1,429,918,000	5.5 percent
6	San Joaquin	\$1,351,530,000	5.2 percent
7	Stanislaus	\$1,233,196,000	4.8 percent
8	Riverside	\$1,141,820,000	4.4 percent
9	San Diego	\$1,114,104,000	4.3 percent
10	Imperial	\$956,521,000	3.7 percent

TABLE 4 - SAN DIEGO COUNTY'S RANK STATE-WIDE PER PRODUCT

Crop	Rank	Percent of California Value Produced by San Diego County
Nursery Products	1	21.8 percent
Flowers & Foliage	1	47.4 percent
Avocados	1	43.2 percent
Eggs	2	16.7 percent
Lemons	2	8.3 percent
Cucumbers	2	34.1 percent
Grapefruit	3	15.0 percent
Tomatoes (Fresh Market)	4	12.3 percent
Mushrooms	4	9.5 percent
Oranges	5	5.0 percent

National Significance of San Diego Agriculture

San Diego County is an important producer nationally in several commodities. According to the most recent national statistics available in the 1992 Census of Agriculture, and other sources, among all counties in the United States, San Diego ranks:

- First in value of nursery and green house crops, mushrooms, and sod sold;
- First in the number of small farms (one to nine acres);
- First in avocado acreage and production;
- Second in the number of farms;
- Sixth in the average market value of land and buildings per farm;
- Sixth in the number of horses and ponies inventoried;
- Seventh in hens and pullets of laying age inventoried;
- Eighth in the number of chickens 3 months and older inventoried;
- Ninth in the pounds of grapefruit produced;
- Tenth in the value of crops sold, including nursery and greenhouse crops;
- Sixteenth in the value of fruits, nuts, and berries sold;
- Seventeenth in net cash return from agricultural sales;
- Nineteenth in the value of products sold at farm stands, farmers markets, and other direct consumption outlets
- Nineteenth in the amount of land in orchards;
- Nineteenth in pounds of oranges produced;
- Twentieth in market value of agricultural products sold;
- Twenty-eighth in the value of vegetables, sweet corn, and melons sold.

San Diego County Farm Statistics

Farm Size - According to the 1992 Census of Agriculture, at 79 acres, San Diego's average farm size is much smaller than the national average of 491 acres, and the State average of 373 acres. The average farm size in San Diego has dropped from 101 acres in 1982 to 79 in 1992. However, the "average" farm in San Diego County is not the typical farm, since 65 percent of the county's farms are nine or fewer acres and 90 percent are 49 or fewer acres.

Number of Farms - San Diego County's 6,565 farms rank it second in the nation in the number of farms, behind Fresno County. The number of farms in the county has grown from 6,180 in 1982, a 6.3 percent increase. During that same time period, the number of farms statewide fell by 5.9 percent.

San Diego County's largest growth in farms since 1982 has been in small farms of nine or fewer acres. The number of farms in that category increased from 3,522 in 1982 to 4,298 in 1992, or 22 percent. This increase in the number of farms in all of San Diego County is due solely to small farms.

Farming Expenses - Just as San Diego County is an expensive place to live, it is also an expensive place to farm.

Water - The most notable farming expense for most local growers is the cost of water. San Diego growers pay some of the highest prices in the State for imported water. Although some parts of the county have ample groundwater supplies, many farmers must rely on water that is piped in from the Colorado River and Northern California. Agricultural water rates in the County Water Authority are more than 30 times those of the Central Valley Project or Imperial Irrigation District. As a consequence, San Diego growers cannot compete with other counties in growing water intensive crops, such as alfalfa and hay.

Agricultural Land and Buildings - The value of agricultural land and buildings, which greatly impacts the cost of farming, is high in San Diego County. The average per acre value is \$5,290, more than twice the statewide average of \$2,213. Although this value ranks San Diego seventh in the State, it is important to note that only one other top-ten producing county in California has a higher value (Riverside, with \$5,804).

Farm Production Expenses - Farm production expenses include necessary products (feed, seeds, fertilizer, gasoline, etc.), services (hired farm labor, contract labor, repair and maintenance, etc.), and other expenses (interest paid, cash rent, property taxes, etc.). At \$749 per acre, these expenses are 57 percent higher than the statewide

average of \$477, and illustrate why San Diego farmers must, in most cases, grow nursery and other crops that produce a high dollar value per acre.

Farm Ownership and Operation - In San Diego County, 91 percent of farmers fully own their farms compared to a statewide average of 73 percent. On average, farm ownership in California is higher in counties with smaller farms than it is in counties with large farms. The California counties with an average farm size greater than 1,000 acres have a farm ownership rate of 58 percent. In contrast, the California counties with an average farm size smaller than 125 acres have an ownership rate of 80 percent.

Seventy (70) percent of San Diego County farmers live on their farms, compared with 66 percent statewide. San Diego farmers have spent an average of 12.7 years on their present farms. Almost half of them (49 percent) have operated their present farms for at least ten years. The majority of San Diego County farmers (64 percent) list their principal occupation as something other than farming. Because many farmers are living, working, and selling their products locally, farming generates other local benefits besides the gross value of products produced.

Urbanization - San Diego is the most urbanized of the top ten agricultural producing counties in the state. Compared to the five counties in the United States with the most farms, the population per square mile in San Diego County is 44 percent greater than its next most urban competitor, which is Lancaster, Pennsylvania. Of the California counties with the State's three largest cities - Los Angeles, San Diego, and San Francisco, San Diego is the only county among the top ten agricultural producing counties in the state.

Existing Conditions in the Land with the (20) Designation

All data for this section were provided by the San Diego County Department of Agriculture, Weights, and Measures pesticide operator identification database. This information was used because it is the only information available. The database identifies 402 farms in the (20) designation, totaling 5,114 acres. The acreage represents the actual area farmed, and not land on the farm used for other purposes. This acreage, including acreage used for non-farming purposes, constitutes 32 percent of the acreage in the (20) designation.

The database also provides limited information on field crops, and no information on grazing operations primarily because pesticides are not used in grazing operations. Grazing operations tend to be large, and they often include other livestock and poultry and dairy farm information. The database provides no data on organic farms, which generally tend to be small. However, the data confirms the variety of farming that is occurring, as well as the size of nursery and flower operations, vegetable farms, and fruit and nut orchards.

Like San Diego agriculture in general, the types of crops grown and raised in the (20) designation are variable, and include every commodity group grown countywide. The size of farms in the area is also variable, ranging from very small farms of less than one acre, to large cattle grazing operations on hundreds of acres.

The information provided by the database is useful in characterizing farm size for the major commodity groups grown, such as nursery and flower crops, fruit and nut crops, and vegetables. It does not provide useful information on field crops, livestock and poultry, dairy products, or specialty crops, such as timber.

Nursery and Flower Crops - Nursery and flower crops account for approximately 129 acres in the (20) lands. The database identified 20 farms, with an average farm size of 4.3 acres. Thirty-three (33) percent of the farms identified raise indoor (greenhouse) plants and flowers, and 67 percent raise outdoor plants and flowers.

Fruits and Nuts - Of the 402 farms identified in the database, 193 of them are growing fruit and nut crops. These crops include apples, avocados, apricots, and a variety of citrus. Fruit and nut crops account for 89 percent of the acreage identified in the database. The most predominant crop, not only among fruit and nut crops, but among all commodity groups, both in acreage and number of farms, is avocados. Average farm sizes for various fruit and nut commodities grown in (20) designated areas are: apples - 14.6 acres; avocados - 25 acres; grapefruit - 10.6 acres; lemons - 10.3 acres; oranges - 18.45 acres.

Vegetable Crops - This database identified 69 farms raising vegetable crops on land with the (20) designation, with an average farm size of 0.83 acres. Typically, vegetable farms in the county are much larger than this. This small farm size can be partly attributed to experimental farming, and the farming of exotic specialty vegetables.

Climate and its Significance to Agriculture

Climate is one of the most important factors that determines what can be raised in San Diego County, both economically and biologically. Climate is influenced by a variety of factors, including topography, coastal or continental air masses, and precipitation. San Diego's climate is, overall, quite mild, but the climactic variation in the county is important to the agricultural industry. Although an area might be characterized as having a particular climate, local conditions that affect climate can be extremely important in determining the success or failure of agriculture. For instance, orange groves planted on a valley floor may be more susceptible to freezing than those planted on a hill that is directly adjacent.

The County's climate is generally mild, with little rainfall during the summer and early fall months. Coastal areas average less than ten inches of rain per year. In the Laguna Mountains, by contrast, average annual rainfall is 35 inches. Some desert areas, however, receive as little as five inches of rain per year. This lack of constant rainfall has resulted in an agricultural industry where 90 percent of the dollar value is earned in irrigated agriculture.

Sunshine in San Diego County is abundant, with 3,200 hours per year along the coast, which is 70 percent of the total possible. The desert receives 4,000 hours of sunshine per year. Average annual temperatures vary in the various regions of the county - from the low 60s in the coastal region, to the mid-50s in the mountains, and the 70s in the deserts. Freezing temperatures along the coast and in the deserts are rare, but frequent during the winter in the mountain ranges.

Plant Climates - There are several classifications of climate that can be used to describe San Diego County's climate. However, one is particularly useful because it is based on whether certain crops can be grown in that climate. According to the Climates of San Diego County, a publication that studied the types of climate found within the county and their relationships to agriculture, a . . . Plantclimate is defined as that climate in which specific plants, groups, or associations are evident and will grow satisfactorily, assuming water and soil are favorable.

There are five worldwide plant climates: tropic, subtropics, temperate, cold, and polar. Three of these, subtropic, temperate, and cold, exist in California, and two of the, subtropic and temperate, can be found in San Diego County. However, it is important to note that:

. . . lines of demarcation between the plantclimates are not sharp and distinctive . . . the boundary of one plantclimate line may occur within the boundaries of another (Climates of San Diego County).

In San Diego County, the subtropical plant climate extends from the ocean eastward to an elevation of about 3,500 feet in the mountains, and 2,000 feet in the desert. A University of California study identified a line in San Diego County, hereinafter referred to as the "PlantClimate Line." All land to the west of this line, except for the area at the top of Palomar Mountain, falls within the subtropical plant climate. Areas east of this line contain temperate plantclimate regions, in addition to a smaller area of subtropical plantclimate in the desert regions. About 90 percent of the County is considered subtropical.

Climate Zones - The PlantClimate Line generally corresponds with an area delineated in the Sunset Western Garden Book. This publication divides the west into 24 climate zones, of which San Diego County has nine - Zones 3, 11, 13, 18, 19, 20, 21, 23, and

24. These zones are numbered from harshest (Zone 1) to mildest (Zone 24). They are based on latitude, elevation, ocean influence, continental air influence, mountains and hills, and local terrain.

The area west of the PlantClimate Line includes Zones 18, 19, 20, 21, and 23. A small portion of Zone 3 is located atop Mount Palomar. The mildest of these is Zone 24, which exists in a narrow strip along the coast. Freezing temperatures here are unusual. Since it is rarely very hot or very cold, greenhouse heating and cooling costs are low, making it the ideal location for nurseries and greenhouses. Encinitas and Carlsbad, with their large, thriving nursery and flower industries, are both located in Zone 24.

The other climate zones west of the PlantClimate Line are also quite mild, and several are ideal for virtually all subtropical fruits, may vegetables, flowers, and nursery products. The harshest zone west of the Plantclimate Line is mild climate Zone 18. Zone 18 is considered an interior climate, meaning that the climate is not usually influenced by the ocean. Summers are hotter and dryer, and winters are colder than they are on the cost. This zone gets enough of a chill for some deciduous fruits, but is warm enough for most of the hardier subtropical fruits. Valley Center, one of the County's most productive farming areas, is located in Zone 18. Although Zone 18 statewide does not produce large quantities of commercial citrus, it has proven economical for Valley Center growers to provide adequate heating for both citrus and avocado groves in that zone.

The area east of the PlantClimate Line includes Zones 13, 11, and 3. Zone 13 is classified as subtropical desert, and is characterized by high average summer maximum temperatures and short winters. The Borrego Springs area, which is located in Zone 13, has a thriving citrus industry, including grapefruit, which does particularly well in this climate.

Zone 3 is considered to be the mildest of the snowy winter climates, and tends to be found in the lowest parts of the high mountains. Because of frequent freezing temperatures in the winter, very different agricultural crops are raised here and in the subtropical zones of the County. Julian is located in Zone 3. Apples, pears, and other deciduous fruits requiring a chill are raised in this area. Although apples are not significant in terms of dollars generated in San Diego County, they are very important to the Julian area because of the tourism generated by that commodity and its related activities.

The County General Plan, the Williamson Act, and Zoning Overview

The Land Use Element of the San Diego County General Plan sets out the general distribution and the location of land that is intended for agricultural use. Two land use designations are specifically intended to promote agricultural use as the principal and

dominant land use; the (19) Intensive Agriculture Designation, and the (20) Agricultural Preserve Designation, which is proposed for amendment by GPA 96-03.

The (19) Designation covers approximately 27,654 acres, and promotes a variety of agricultural uses, including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population. This designation permits minimum lot sizes of 2, 4, or 8 acres, or a maximum density of 0.5, 0.25, or 0.125 dwelling units per acre when clustering provisions are employed.

The existing (20) Designation is applied to approximately 191,000 acres within the County, and previously provided for a minimum lot size of eight acres. Lands subject to Williamson Act contracts are additionally required to maintain parcel sizes consistent with their contract. Although the (20) Designation was called Agricultural Preserve, the name of the designation was misleading, as about half of Williamson Act agricultural preserves are located in other land use designations, and the Designation was not intended to be applied exclusively to Williamson Act preserves or contract lands.

Other land use designations also provide for minor agricultural uses; the (1) and (2) Residential Designations provide for low-density residential uses and minor agriculture. There are approximately 31,378 and 10,284 acres of land within these designations Countywide. The Land Use Element states that the non-urban residential designations are intended to retain the rural character of non-urban land, and to encourage the continuation and expansion of agricultural uses in appropriate areas of unincorporated San Diego County. Another designation that provides for minor agricultural uses is the (17) Estate Designation; it specifically provides for minor agriculture and low-density residential uses. There are approximately 77,105 acres with the (17) Estate Designation.

The Regional Land Use Element contains additional goals and policies regarding agriculture. Land Use goals promote the wise use of the County's land resources, preserving options for future use, and also encourage continuation and expansion of agricultural uses in appropriate portions of the unincorporated County.

The Regional Land Use Element Matrix sets out zones (Use Regulations) which are compatible with each of the 27 Land Use Designations. The Commercial and Industrial Land Use Designations do not allow agricultural zones. However, agricultural zones could be applied in all the other Designations. The A70 (Limited Agriculture) and the A72 (General Agriculture) zones can be found to be consistent with all of the Urban Residential Designations under special circumstances. The agricultural zones are consistent with the (17) Estate, (18) Multiple Rural Use, (19) Intensive Agriculture, (20) Agricultural Preserve, and the (25) Extractive Designation. The A70 zone is consistent, and the A72 zone is consistent, under special circumstances, with the (23) National Forest and State Parks Designation, and the (24) Impact Sensitive Designation. These

agricultural zones may also be found to be consistent with the (21) Specific Plan Area Designation, and the (22) Public/Semi-Public Land Use Designation.

The Conservation Element of the San Diego County General Plan, which is proposed for amendment by GPA 96-03, sets out goals and policies regarding agriculture. It does not discuss the preservation of agricultural soils in depth, but instead refers to the preparation of an Agricultural Element, where it was proposed that soils and other factors that determine suitability of an area for agriculture would be discussed. GPA 96-03 proposes deletion of the reference to the preparation of an Agricultural Element, and instead proposes changes and additions to the Conservation and Open Space Elements to include mandated information. The amendments include the addition of information on agricultural soils and adoption of a map, and other factors that influence agriculture.

The Open Space Element is also proposed for amendment by GPA 96-03. This element also currently refers to preparation of an Agricultural Element, and the reference is proposed for deletion. Currently, agricultural preserves established pursuant to the Williamson Act and open space easements are considered as a category of open space. Proposed changes include the addition of the (19) and (20) Agricultural Land Use Designations as another category of open space.

The California Land Conservation Act, the Williamson Act, allows counties and cities in California to establish agricultural preserves, and offers contracts to landowners for the purpose of protecting agricultural land from premature conversion to other uses. The program is voluntary, and the County of San Diego, like many of the counties and cities in the state, participates in the program.

The Williamson Act provides for the establishment of preserves that delineate the boundaries of those areas where the County is willing to enter into contracts. Owners of qualified land who contract with the County agree to continue their agricultural use or compatible activity under a rolling ten-year contract. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value, foregone as a result of participation in the program.

Within the County of San Diego, there are about 401,500 acres of land in Williamson Act Agricultural Preserves. However, there are only about 91,463 acres under contract. Approximately 60,500 acres of land under contract are in the (20) Land Use Designation. Most of the preserves were established in the late 1960s and the 1970s. Most areas in preserves do not have agricultural contracts, and, in fact, some of the lands are not suitable for agricultural use due to lack of water and topography. Many preserves were established by property owners at a time when property values and the corresponding tax burden were increasing, with the owner's future objective to be reducing the tax burden rather than for agricultural use.

The (18) Multiple Rural Use Designation has 10,353 acres in Williamson Act Agricultural Preserves County-wide; the (19) Intensive Agriculture Designation has 4,457; the (20) Agricultural Preservation Designation has 179,035 acres; the (21) Specific Plan Area has 3,067 acres; the (22) Public/Semi-Public Designation has 8,505 acres; the (23) National Forest/State Parks Designation has 187,286 acres in Williamson Act Agricultural Preserves. Additionally, there are 7,160 acres in miscellaneous other land use designations that are in preserves.

Board of Supervisors Policy I-38, Agricultural Preserves, sets guidelines for implementation of the Williamson Act. The policy has a list of minimum ownership sizes for improved agricultural land to be eligible for contract. These ownership sizes in the contract, which are usually more restrictive than either zoning or plan requirements, prevail while the contract is in effect. Contracts are in effect for a minimum of ten years unless a Notice of Nonrenewal has been filed. Minimum contract ownership sizes for eligibility range from grazing (80 acres), to dry farming, cattle breeding, and horse breeding (40 acres), dairies (20 acres), and poultry, tree crops, truck crops, and flowers (10 acres). Recreation and open space uses have a 20-acre minimum ownership size.

In regard to zoning, the County Zoning Ordinance has two Agricultural Use Regulations: the A70, Limited Agriculture, and the A72, General Agriculture, as explained above. The A70 is intended to create and preserve areas for agricultural crop production, and allow a limited number of small farm animals to be kept. These Use Regulations are intended to be applied to areas throughout the County to protect moderate to high quality agricultural land. There are approximately 294,279 acres of land with the A70 Use Regulations in the unincorporated area of the County.

The A72 General Agriculture Use Regulations are intended to create and preserve areas for raising of crops and animals. They allow the processing of products produced or raised on the premises, and certain commercial activities associated with crop and animal raising are allowed. These regulations are applied to areas distant from large urban centers. There are approximately 410,033 acres of land with the A72 Use Regulations. Agricultural uses in general, such as horticultural cultivation, tree crops, and row and field crops, are permitted by almost all use regulations in the County.

Most lands which are in Agricultural Preserves have either A70 or A72 Use Regulations. However, in a few cases, other Use Regulations, such as S80, Open Space, or S92, General Rural, have been applied. Lands within Agricultural Preserves are also subject to Special Area Regulations, called the Agricultural Preserve Area Regulations. These special area regulations assist in the implementation of the Williamson Act. The uses of those lands not under contract are limited to those allowed by the applicable Use Regulations. Lands under contract are restricted to those uses set forth in the contract. Additionally, specific findings related to the Williamson Act must be made prior to granting

of any use permit on lands in a preserve. The intent of these provisions is to encourage the preservation of productive agricultural lands.

The following discussion provides general descriptions by community or subregional plan area of the agricultural characteristics of the lands with the (20) Designation that would be affected by the proposed plan changes. Although the (20) Designation is only in 16 of the community/subregional plan areas, all plan areas are discussed to present a picture of the agricultural characteristics and the Williamson Act agricultural preserves that exist in the unincorporated portion of San Diego County:

Alpine Planning Area. The Alpine Planning Area has a rural character which is more a result of the steep, rocky terrain and lack of water than it is from agriculture. The Alpine Planning Area transects the County Water Authority Line, although most of the area is east of that line. The area is located to the west of the PlantClimate Line. It includes climate Zones 18 and 19, which are generally mild and conducive to agriculture. The terrain, however, is not conducive to agriculture, so that agriculture is generally limited to dryland farming of field crops such as oats and rangeland. The pesticide database identifies eight farms that are growing field crops.

The overall agricultural goal of the Alpine Community Plan is to preserve and enhance existing agricultural areas in Alpine. All of the summary tables in the following section provide approximate acreage for land in the agricultural land use designations and also in agricultural zones.

TABLE 5 - ALPINE PLANNING AREA AGRICULTURAL INFORMATION

ALPINE PLANNING AREA	
Acres in Agricultural Uses	3,187
Acres Within (19) Designation	0
Acres Within (20) Designation	10,905
Acres in Agricultural Preserves	13,426
Acres in Williamson Act Contract	1,979

The following tables show the Williamson Act contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract. These tables are based on information dated February 1995, obtained from the County Assessor's office and information available from Department files. Every effort has been made to verify the information as correct, and update it where possible.

TABLE 6 - BARRETT LAKE PRESERVE #13

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
70-14	Austin	160*	100 Acres
70-14	USA	173	100 Acres
70-14	Wilder Oaks	120*	100 Acres

* Approximate acreage within Alpine Planning Area.

TABLE 7 - JAPATUL PRESERVE #36

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-78	Kuphaldt, Roy	105	160 Acres
73-79	Beale, Robert	80	160 Acres
73-81	Lefebvre, Lois	80	160 Acres
73-83	Dyer, James	190	160 Acres
73-85	Justice, Priscilla	165	160 Acres
74-10	Shepard, Bruce	20	160 Acres
74-27	Williams, Clark	40	600 Acres
74-29	Tacoma, Michael	40	600 Acres
77-79	Tweed, Anna	61	80 Acres
77-82	Otterman, Charles	20	600 Acres

TABLE 8 - ALPINE PRESERVE #42

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-45	Landt, George	339	160 Acres
74-46	Landt, George	59	160 Acres
74-47	Landt, George	67	100 Acres

TABLE 9 - EL CAPITAN PRESERVE #94

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-43	Oak Ridge Ranch	179*	40 Acres

* Approximate acreage within Alpine Planning Area.

Bonsall Community Planning Area. Bonsall Planning Area is characterized by low density, estate type residential lots and agricultural land uses. Agriculture and animal raising are key factors in Bonsall's rural community character. The agricultural goal of the community is "protect and encourage existing and future agriculture/horticulture as a prominent land use throughout the Bonsall area."

Agriculture within the area ranges from flowers to tree crops, with avocados being the largest crop produced. The AWM pesticide database identifies 181 avocado orchards spanning approximately 2,078 acres of land, making Bonsall one of the largest avocado-growing areas in the County. Avocado orchards in the Bonsall Community Planning Area have an average size of 11.5 acres. Other important crops grown in the area include:

Grapefruit - 22 farms with an average size of less than five acres;

Lemons - 18 farms with an average size of less than ten acres;

Limes - 20 farms with an average size of less than two acres;

Oranges - 34 farms with an average size of eight acres.

Other crops grown in the Bonsall Community Plan area include nursery and greenhouse products, corn, grapes, melons, persimmons, raspberries, squash, strawberries and tomatoes.

Bonsall is located to the west of both the PlantClimate Line and the County Water Authority Line. It includes climate Zones 21 and 23. Zone 21 is described as the mildest zone that gets enough winter chilling for certain types of crops. Zone 23 is listed as Southern California's best area for avocados, since frosts are light with only an occasional harsh winter.

The plan recognizes the importance to agriculture of the good climate and soils of the Bonsall area, and calls for protection of agricultural land from land uses which may be incompatible with agriculture. Agriculture is also recognized as being important for maintaining the rural character of the community.

TABLE 10 - BONSALL PLANNING AREA AGRICULTURAL INFORMATION

BONSALL PLANNING AREA	
Acres in Agricultural Uses	9,042
Acres Within (19) Designation	2,828
Acres Within (20) Designation	73
Acres in Agricultural Preserves	305
Acres in Williamson Act Contract	106

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 11 - BONSALL PRESERVE #10

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-29	Vogt/Adruebbe Trs.	30	15 Acres

TABLE 12 - WILD ACRES PRESERVE #62

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-70	Wild, John & Marilyn	8	15 Acres
75-72	Shuck, Leslie	12	15 Acres
75-73	Keith, Harold & June	10	15 Acres
75-74	Wild, Ronald & Kay	35	15 Acres

TABLE 13 - WOLLAM PRESERVE #100

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-44	Wollam, W. & Marie	11	10 Acres

Central Mountain Subregional Planning Area. There are no (19) and (20) lands within this planning area.

Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area. The Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area is geographically diverse. It is comprised of four separate and distinct communities. The community of Crest is essentially a residential community. Harbison Canyon, located in the upper reaches of Dehesa Valley, is a small residential community. Dehesa, which was originally known for its extensive agricultural production, still has limited agricultural uses, but has become an agricultural/residential area with little commercial agriculture remaining. The community of Dehesa has a policy encouraging small-scale farming. Granite Hills still has some agricultural uses; however, the area is in transition to residential. There are no large agricultural areas remaining within this planning area.

Although this planning area is located in climate Zone 23, which is mild and conducive to agriculture, only a very small percentage of the land within the planning area is in agricultural production because of the generally severe topography and limited imported water. This includes approximately 58 acres listed in the AWM pesticide database. Crops grown include avocados, outdoor flowers and plants and oats. The average farm size among these eight farms is seven acres. Although agriculture is limited in this area, the Dehesa Valley does have an agricultural lifestyle, and generally small-scale agricultural uses are encouraged since they reinforce the rural lifestyle of the community.

The subregional area has an agricultural goal to "maintain and enhance the future of agriculture within the Subregion." Generally, the associated policies support agriculture and seek to encourage compatibility between agriculture and residential uses.

The Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Planning Area is located mostly west of the County Water Authority Line and entirely west of the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 14 - CREST/DEHESA PLANNING AREA AGRICULTURAL INFORMATION

CREST/DEHESA PLANNING AREA	
Acres in Agricultural Uses	502
Acres Within (19) Designation	0
Acres Within (20) Designation	189
Acres in Agricultural Preserves	231
Acres in Williamson Act Contract	231

The following table shows contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract. This subregional planning area only has one agricultural preserve which is located along its very southern boundary. Only about 231 acres of this preserve are within the planning area.

TABLE 15 - JAMACHA PRESERVE #21

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-18	Immenschuh	185*	160 Acres
71-18	Martin	46	80 Acres

*Approximate acreage within the Crest/Dehesa/Harbison Canyon/Granite Hills Planning Area.

Desert Subregional Planning Area. Agricultural uses in the Desert Subregional Planning Area generally occur in or near the Borrego Valley area. Agricultural uses consist mostly of orchards and groves, with some row crops. Agriculture became an important activity in the Valley in the years following World War II; however, by the mid-1960s, agricultural pursuits were becoming less profitable and residential and resort development gained momentum.

The Desert Subregional Planning Area is located within climate Zones 11 and 13. Zone 11 is known for hot summer days, chilly nights, late spring frosts and desert winds. Zone 13 is the low or subtropical desert area. All of the Desert Subregional Planning Area is located to the east of both the County Water Authority Line and the PlantClimate Line.

This planning area supports almost 1,000 acres of grapefruit, or 31 percent of the county's total acreage. The rest of the area's agricultural acreage that uses pesticides, which totals approximately 3,300 acres, is composed of herbs, jojoba beans, lemons, some nursery crops, tangerines and potatoes, among others.

The agricultural goal of the Desert Subregional Area Plan is to "provide a land use pattern which allows for the continuation of agricultural uses which employ low water consumption and conservation." Although agricultural uses are allowed in this area by the plan, there are concerns about negative impacts to the appearance of the desert environment and the high level of water use.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands under contract is also given.

TABLE 16 - DESERT SUBREGION AGRICULTURAL INFORMATION

DESERT SUBREGION PLANNING AREA	
Acres in Agricultural Uses	6,529
Acres Within (19) Designation	0
Acres Within (20) Designation	32,622
Acres in Agricultural Preserves	48,786
Acres in Williamson Act Contract	4,824

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 17 - SANFELIPE PRESERVE #25

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-51	Edwards, P.T. & Mary	774*	600 Acres

* Approximate acreage within Desert Subregional Planning Area.

TABLE 18 - LAKE CUYAMACA PRESERVE #26

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-65	Daley Enterprises	604*	600 Acres

* Approximate acreage within Desert Subregional Planning Area.

TABLE 19 - VALLECITO VALLEY PRESERVE #37

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-93	Hoffman, Wayne	3,446	600 Acres

Fallbrook Planning Area. The Fallbrook Planning Area is one of the county's most important agricultural regions. Most of the agriculture consists of citrus and avocado orchards, with some field crops. The community recognizes and supports agricultural uses as an important element in the local economy, and the community plan's agricultural goal states that: "it is the goal of the County of San Diego to support agriculture and agriculturally oriented services that promote Fallbrook's unique agricultural specialties." Plan policies encourage agricultural estates that combine residential with light agricultural uses and discourage intensive commercial livestock operations and heavier types of agricultural processing which might be detrimental to the residential population.

The pesticide database identifies 225 citrus groves in the area with an average farm size of less than six acres. Other crops grown in the area include apples, grapes, both indoor and outdoor nursery and flower crops, peaches, pears and tomatoes. The average farm size for all crops grown in this planning area that utilize pesticides is less than eight acres. Fallbrook is located in climate zone 23, which the Western Garden Book describes as "Southern California's best zone for avocados." Temperatures in this zone are usually mild and frosts are infrequent. The majority of the Fallbrook Planning Area lies within the CWA boundary, and is west of the Plantclimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding Agricultural Preserves and lands in contract is also given.

TABLE 20 - FALLBROOK PLANNING AREA AGRICULTURAL INFORMATION

FALLBROOK PLANNING AREA	
Acres in Agricultural Uses	18,176
Acres Within (19) Designation	107
Acres Within (20) Designation	1,416
Acres in Agricultural Preserves	1,934
Acres in Williamson Act Contract	658

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 21 - RAINBOW PRESERVE #14A

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-02**	First American Trust	83*	15 Acres

* Approximate acreage within Fallbrook Planning Area.

** Notice of Nonrenewal filed in 1993.

TABLE 22 - PALA PRESERVE #15

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-60	Leavey, Dorothy et al	326*	15 Acres

* Approximate acreage within Fallbrook Planning Area.

TABLE 23 - ROGERS PRESERVE #46

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-25	Burroughs, John & Sue	6	15 Acres

TABLE 24 - GLASGOW PRESERVE #77

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-13	Glasgow, F. (Estate)	19	10 Acres
77-56	Culbertson, J. & M.	27	10 Acres
77-56*	Kingridge	40	10 Acres

* Notice of Nonrenewal filed in 1990.

TABLE 25 - GLASGOW-B PRESERVE #78

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-14	Glasgow, Roy	12	10 Acres

TABLE 26 - DUSCH PRESERVE #90

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-35	Dusch, Clarence	10	10 Acres

TABLE 27 - GARDNER PRESERVE #97

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-47*	Gardner, Charles	10	10 Acres

* Notice of Nonrenewal filed in 1989

TABLE 28 - STRAND PRESERVE #98

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-48	Strand	22	10 Acres

TABLE 29 - GODDARD PRESERVE #102

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-54*	Bella, Frank	14	10 Acres
77-54**	Bella, Frank	1	10 Acres
77-54	Wayman, Raymond	1	10 Acres

* Notice of Nonrenewal filed in 1990.

** Notice of Nonrenewal filed in 1991.

TABLE 30 - LYONS PRESERVE #107

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-63	Lyons, B. & M.	20	10 Acres

TABLE 31- NORTON PRESERVE #113

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
78-05	Norton, L. & E.	17	10 Acres

TABLE 32 - RANCHO MARGARITA PRESERVE #115

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
81-16	Lyons, Marguerite	26	10 Acres

TABLE 33 - OWENS PRESERVE #118

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
83-03	Owens, W.; Ilowee, M.	24	10 Acres

Jamul/Dulzura Planning Area. The Jamul/Dulzura Planning Area is comprised of several communities including Jamul, Steele Canyon, Dulzura, and Barrett Junction. Generally, except for the areas with imported water (which includes portions of Jamul and Steele Canyon) the area is rather rural. The Plan states that "agricultural activities are essential in maintaining the existing rural life of the community." Agricultural uses are dry land farming, grazing, and some row crop agriculture. The terrain varies from flat, broad valleys to steep, rocky hills. Both the terrain and soils in the area are limiting to agriculture. Plan policies are supportive of agriculture and encourage agricultural

activities where water and land resources are available. The Plan also encourages agricultural businesses in areas designated Multiple Rural Use, where the use would be compatible with existing development.

The pesticide database lists 29 farms in the Jamul/Dulzura Planning Area. Of the approximately 1,600 acres listed, 1,200 are planted in oats. Oat farms there have an average size of approximately 87 acres.

The County Water Authority Line intersects the Jamul/Dulzura Planning Area, with most of the area located to the east of the line. The area is west of the Plantclimate line. It includes climate zones 19 and 21, which can produce successful agriculture. In this area, however, the topography is limiting. The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 34 - JAMUL/DULZURA PLANNING AREA AGRICULTURAL INFORMATION

JAMUL/DULZURA PLANNING AREA	
Acres in Agricultural Uses	6,845
Acres Within (19) Designation	63
Acres Within (20) Designation	14,303
Acres in Agricultural Preserves	31,105
Acres in Williamson Act Contract	13,594

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 35 - DALEY PRESERVE #2

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
67-04	Daley, Donald	8,109	80 Acres*
75-20	Oharra	116	80 Acres

*Except for Parcel D, which has a minimum parcel size of 40 acres.

TABLE 36 - BARRETT LAKE PRESERVE #13

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
70-14	Wilder Oaks	1,709*	100 Acres
70-14	Austin	350*	100 Acres
70-14	Fuqua	42	100 Acres
70-15	Bostrum	890*	100 Acres
73-35	Hayden	36	600 Acres

* Approximate acres within Jamul/Dulzura Planning Area.

TABLE 37 - JAMACHA PRESERVE #21

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-17	Immenschuh	480*	160 Acres
71-18	Immenschuh	160	160 Acres

* Approximate acres within the Jamul/Dulzura Planning Area.

TABLE 38 - DEERHORN VALLEY PRESERVE #31

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-45	Mueller Arno	12	600 Acres
73-45	Ratcliffe, Louise	5	600 Acres
73-51	Davis, George	44	40 Acres
73-51	Clark, Laufey	33	40 Acres
73-51	Anthony, Laufey	19	40 Acres
73-69*	Thurston, Joe	98	80 Acres
73-69*	Karlsgodt, Pear	158	80 Acres
73-70	Campbell, Hazel	120	600 Acres
73-70	Immenschuh	160	600 Acres
73-71	Witherow, Richard	292	600 Acres
73-74	Campbell, Hazel	40	600 Acres
73-95	Camp	119	600 Acres
73-96	Camp, Garth	3	600 Acres
73-97	Camp, Walter	97	600 Acres

- Notice of non-renewal filed in 1997.

TABLE 39 - NORTHEAST JAMUL PRESERVE #32

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-16	Wright, Kimberly	5	80 Acres
73-59	Hedrick	10	80 Acres
73-59	Munro, John	7	80 Acres
73-60	Chapman, Robert	20	600 Acres
73-62	Toma, Paul	5	80 Acres
73-63	VanWinkle, Alfred	22	80 Acres
73-64	Keckler	30	80 Acres
73-66	Stewart	7	80 Acres
74-33	Toma	20	160 Acres

TABLE 40- COTTONWOOD CREEK PRESERVE #35

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-71	Sandell	77	600 Acres
74-72	Baumann	77	600 Acres
75-05	Dawson	55	600 Acres
75-09	Magoffin	77	160 Acres

TABLE 41 - REED PRESERVE #84

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-24	Argoud, Johanna	20	10 Acres
77-24	Lopez, E. & Elena	10	10 Acres
77-24	Rangel, Salvador	10	10 Acres

Julian Community Planning Area. The Julian Planning Area maintains a rural lifestyle outside the Historical District. There are still large ranches which are used for grazing and smaller ranches which often produce apples. Tourism provides the economic base for the Julian area and the orchards which provide fruit and crops sold locally contribute to this effort. The community plan's agricultural goal is to promote long-term agriculture in the Julian area. The policies specifically encourage fruit, tree farming, and livestock grazing. The policies also provide for allowing a combination of agriculture with other activities to provide an economic advantage to agriculture in competing with the forces of

urbanization, but discourage nuisance-prone heavy agriculture such as commercial production of poultry and swine.

The pesticide database shows 19 apple orchards for a total of approximately 175 acres and an average farm size of nine acres. Grapes, peaches and pears are also grown in this region, which is located in climate zone 3, "the mildest of the snowy-winter climates." It is east of both the County Water Authority Line and the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 42 - JULIAN PLANNING AREA AGRICULTURAL INFORMATION

JULIAN PLANNING AREA	
Acres in Agricultural Uses	2,518
Acres Within (19) Designation	5,330
Acres Within (20) Designation	7,315
Acres in Agricultural Preserves	18,420
Acres in Williamson Act Contract	6,369

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 43 - RANCHO SANTA YSABEL PRESERVE #17

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-15	Cumming Family Trust	984*	80 Acres
72-22	Allport, D./ Geraldin	119	15 Acres
72-62	Bogaert Family Trust	174	15 Acres
75-78	Cauzza	51	40 Acres
75-78	Cauzza, V. & Lilian	687	40 Acres
75-78	Cauzza, Alice	168	40 Acres
75-78	Hemborg, R. & Linda	40	40 Acres
75-78	Bodine, Ralph & Linda	41	40 Acres
75-78	OConnell, Michael	39	40 Acres
76-24	Peppit, J. & Margaret	53	15 Acres

*Approximate acreage within the Julian Planning Area.

TABLE 44 - SAN FELIPE PRESERVE #25

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-04	Allen, T. & Dorothy	136	600 Acres

TABLE 45 - PINE HILLS/BOULDER CREEK PRESERVE #28

CONTRACT	NAME	ACRES	MINIMUM PARCEL SIZE
72-33	Barnes, Franklin	156	15 Acres
73-33	Taylor Family Trust	37	40 Acres
73-33	Smith, Janet et al	1,778*	40 Acres
73-33	Skivolocki W. & B.	42	40 Acres
73-33	Pettitt, Gordon	160	40 Acres
73-33	Cornellison, Larry	40	40 Acres
73-33	White, Richard & Lois	120	40 Acres
73-33	Fisher, Howard	40	40 Acres
73-33	Tennity, William	49	40 Acres
73-33	Redmond, Pierre	41	40 Acres
73-33	Tusch, Don	34	40 Acres
73-33	Papagoerge, A. & Mary	42	40 Acres
73-33	Benshoof, Ward & Jill	37	40 Acres
73-34	Smith, Janet et al	79	160 Acres
73-86	Farley, Anne	3	600 Acres
73-86	Lewis, Annie	8	600 Acres
73-88	Farley, Anne	28	600 Acres
73-99	Immenschuh, Jean	12	600 Acres
73-100	Ivanhoe Ranch	10	600 Acres
75-01	Cunningham, Allan	5	15 Acres
75-27	Hatheway, Stewart	611	600 Acres
75-41	Martinez, Augustine	160	160 Acres
75-80	White, R. & Lois	80	15 Acres
76-04	California First Bank	80	15 Acres
76-20	Cunningham, Allen	57	15 Acres
76-23	Shepard, Bill	43	15 Acres
75-38	Christensen, Leland	86	15 Acres
76-39	Hart, Benson	39	15 Acres

* Approximate acres within the Julian Planning Area.

Lakeside Community Planning Area. The Lakeside Planning Area has a unique agricultural heritage which the community wishes to perpetuate. The completion of Interstate 8 and its easy access to San Diego have resulted in the suburbanization of the community. However, extensive portions of the Plan area have a significant amount of primary and secondary agricultural uses. These areas include Eucalyptus Hills, Moreno Valley, the El Monte Road area, and Blossom Valley. Also, a considerable amount of small-scale farming still exists in the planning area and many homes in the residential areas have small corrals evidencing a high degree of horse ownership. The community supports agricultural uses to enhance the basic character of Lakeside.

The pesticide database indicates scattered, very small-scale agriculture in Lakeside with no one dominant crop. Crops include avocados, lemons, oats and flowers. The database lists a total of 51 farms, all ten or fewer acres.

Lakeside intersects the County Water Authority Line and is located west of the PlantClimate Line. It includes climate Zones 21 and 23, which are both generally very mild and excellent for crops such as citrus and avocados. Urbanization and topography limit agriculture in this area.

The agricultural goal of the community plan is to "provide for the preservation of agricultural land uses while maintaining their compatibility with other non-rural uses." The plan promotes agricultural uses which are compatible with the topography and environment, and generally promotes agriculture. The plan specifically requires the protection of areas designated (19) Intensive Agriculture from scattered and incompatible urban intrusions by maintenance of low residential densities.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding Agricultural Preserves and lands in contract is also given.

TABLE 46 - LAKESIDE PLANNING AREA AGRICULTURAL INFORMATION

LAKESIDE PLANNING AREA	
Acres in Agricultural Uses	2,215
Acres Within (19) Designation	2,094
Acres Within (20) Designation	431
Acres in Agricultural Preserves	877
Acres in Williamson Act Contract	448

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 47 - EL MONTE PRESERVE #7

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
69-17	Hartung, Elden	287	160 Acres
69-17	Winter, Max	141	160 Acres
69-17	Digeman, Mildred	10	160 Acres
69-17	Stevens, Fayaline	10	160 Acres

Mountain Empire Subregional Planning Area. The Mountain Empire Planning Area includes five distinct communities: Tecate, Potrero, Campo, Boulevard and Jacumba. Also, a large portion of the planning area consists of the Anza Borrego State Park and other public lands. The subregion is characterized by its very low-density population and its total dependence on groundwater. Small-scale operations are scattered throughout the subregion, typically dry land farming or grazing. The pesticide database indicates only nine farms using pesticides in this area for a total of 218 acres. Crops include melons, oats and squash.

The Mountain Empire Subregional Planning Area includes climate Zones 13, 18 and 19. Zone 13 is the subtropical desert area. Zones 18 and 19 are interior climates, with Zone 19 having lower winter temperatures. Topography, however, is the primary limiting factor for agriculture, with the area's steep, rocky terrain. The area is east of the County Water Authority Line and intersects the PlantClimate Line, with most of the planning area to the east.

The agricultural goal of the Mountain Empire Plan is to "encourage the expansion and continuance of agricultural uses in the subregion." However, the plan also finds that "while the subregion is essentially rural in character, the topography, lack of water and poor soil quality offer little opportunity for instituting any large scale agricultural operations."

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 48 - MOUNTAIN EMPIRE PLANNING AREA AGRICULTURAL INFORMATION

MOUNTAIN EMPIRE PLANNING AREA	
Acres in Agricultural Uses	9,865
Acres Within (19) Designation	0
Acres Within (20) Designation	25,099
Acres in Agricultural Preserves	55,562
Acres in Williamson Act Contract	1,560

The following tables show contracts in the Planning Area, ownership, approximate acreage in the Planning Area, and also the minimum ownership size according to the contract.

TABLE 49 - BARRETT LAKE PRESERVE #13

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
70-15	Bostrom	21*	100 Acres

* Approximate acreage within Mountain Empire Planning Area.

TABLE 50 - MOUNT LAGUNA PRESERVE # 27

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-48	Kay	80	80 Acres
73-49	Kay	151	80 Acres
73-14	Tulloch	866	80 Acres

TABLE 51 - POTRERO PRESERVE # 27

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-28	McNeely	59	160 Acres

TABLE 52 - MAUPIN PRESERVE #96

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-46	Maupin, Inc.	223	80 Acres

TABLE 53 - THING VALLEY PRESERVE #122

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
88-02	Spencer, Frederick	160*	40 Acres

* Portion within Mountain Empire Planning Area.

North County Metropolitan Subregional Planning Area. North County Metro area is an important commercial agricultural area. Row crops and nursery production are common to the coastal climate, while orchards are scattered throughout the eastern portions of the subregion. Since 1970, orchard production and row crop production have increased in acreage in the planning area. The Twin Oaks Valley area and the Harmony Grove area are intensive agricultural areas and the areas are designated as such on the plan.

The North County Metro Plan also recognizes avocational agriculture as a compatible secondary use of the land throughout the subregion, finding that "avocational agriculture, primarily orchard crops on small parcels is found throughout the subregion and is especially common at the urban fringe around the cities of Escondido, San Marcos and Vista, and while the use of such land is primarily residential, avocational agriculture is recognized to be of benefit to both the economy and the environment."

The North County Metro Subregional Planning area includes climate Zone 24, the mild ocean climate that runs in a narrow band along the coast. It also includes Zones 21 and 23, which have a combination of coastal and interior influences. The topography of the area is mostly level with some rolling hills. It is located west of the County Water Authority Line and intersects the PlantClimate Line.

The North County Metro Subregional Planning Area has 637 farms that use pesticides. They range in size from a fraction of an acre for many crops to a nursery and flower operation that is 1,840 acres. The average farm size using pesticides, however, is quite small, at around three acres. The area has more than 2,800 acres of avocados, more than 700 acres of citrus and several thousand acres of nursery and flower crops. Other crops grown here include peas, beans, corn, cucumbers, tomatoes and strawberries. Although there is some grazing in the eastern portions of this subarea, other crops predominate.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 54 - NORTH COUNTY METRO PLANNING AREA AGRICULTURAL INFORMATION

NORTH COUNTY METRO PLANNING AREA	
Acres in Agricultural Uses	13,669
Acres Within (19) Designation	3,723
Acres Within (20) Designation	9,043
Acres in Agricultural Preserves	8,926
Acres in Williamson Act Contract	1,057

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 55 - NORTH ESCONDIDO PRESERVE #12

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
73-56	Wyatt, et al	3	15 Acres
73-57	Johnson, et al	40	15 Acres
73-58	Stickly, G. et al	55	15 Acres
78-14	Szemenyei, Zola	11	15 Acres

TABLE 56 - SOUTHEAST ESCONDIDO PRESERVE #18

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-21	Prior, J. & Georgia	3	15 Acres
72-02	Johnson, J. & Jane	6	15 Acres
72-11*	Bell, Charles	6	15 Acres
72-18	Thomas, O. & Virginia	6	15 Acres
72-19	Purdum, Rosemary	15	15 Acres
72-30	Bender, J. & Anita	3	15 Acres
72-47	Edvarosen/ Jenson	11	15 Acres
75-19	Hillebrecht, Benonia	10	15 Acres
75-22	Richardson, Leonard	10	15 Acres
75-28	Buskirk, Nicholas	3	15 Acres
75-37	Houghtelin, D. & Teri	14	15 Acres

* Notice of Nonrenewal filed in 1990.

TABLE 57 - SAN PASQUAL PRESERVE #20

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-16	Hillebrecht	158	15 Acres
71-16	Corona Finance	.5	15 Acres

TABLE 58 - RANCHO GUEJITO PRESERVE #39

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-13	Deal, K.M., Inc.	40	600 Acres
74-13	Hillebrecht Co.	80	600 Acres
74-49*	Haskell, Edward	115	15 Acres
74-70	Bank of America	66	40 Acres
75-21	Good, Genese	115	40 Acres
76-41	Black, Tom	20	15 Acres
76-41	Johnson, Roy & Karen	20	15 Acres

* Portion within North County Metro Subregional Planning Area.

TABLE 59 - HOUTMAN PRESERVE #95

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-45	Houtman, H & S.	10	10 Acres

TABLE 60 - CLOVERDALE PRESERVE #52

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-85*	Reed, Robert	12	15 Acres

* Notice of Nonrenewal filed 1991.

TABLE 61 - BLODGETT PRESERVE #70

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
76-26	Blodgett, John	23	15 Acres

TABLE 62 - DORMAN PRESERVE #93

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-41	Dorman, Chester	170	40 Acres

TABLE 63 - HINKLE PRESERVE #103

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-55	Hinkle, J. & Florence	11	10 Acres

TABLE 64 - HERCAL PRESERVE #119

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
76-21	Hercal Corp.	20	10 Acres

North Mountain Subregional Planning Area. The North Mountain Subregion is characterized by vast open expanses of land and scattered rural residential development. Some of this open land is controlled by the Bureau of Indian Affairs and the United States Forest Service. Rural communities include Santa Ysabel, Warner Springs, Palomar Mountain, Mesa Grande, Sunshine Summit, Ranchita, and Oak Grove.

The Subregional Plan's agricultural goal is "maintain and enhance the future of agriculture within the North Mountain Subregion." Most of the land within the subregion is in agricultural zoning; however, the major agricultural use in the area is cattle grazing and dairies. Other agricultural uses are limited by the lack of imported water and irrigation facilities and poor soils. The plan calls for the encouragement of the use of agricultural preserves to prevent premature conversion of agricultural lands to other uses. The North Mountain Subregional Planning Area is east of the CWA boundary and split by the PlantClimate Line - it falls both east and west of the line.

The North Mountain Subregional Planning Area includes climate Zones 3, 11, and 18. Zone 3 is the County's harshest, with freezing temperatures and snow. Zone 11 is the medium to high desert and Zone 18 is an interior climate that gets enough chill to grow deciduous fruits.

Commodities grown in this area, according to the pesticide database, include more than 200 acres of avocados, 1,281 acres of oats and some citrus and grazing.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 65 - NORTH MOUNTAIN PLANNING AREA AGRICULTURAL INFORMATION

NORTH MOUNTAIN PLANNING AREA	
Acres in Agricultural Uses	42,727
Acres Within (19) Designation	0
Acres Within (20) Designation	37,802
Acres in Agricultural Preserves	60,231
Acres in Williamson Act Contract	34,837

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 66 - MENDENHALL VALLEY PRESERVE #3

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
67-10	Voss, Arthur	78	80 Acres
67-10	Mendenhall, David	260	80 Acres
67-10	Olsson, Alpha	68	80 Acres
75-30	Olsson, Alpha	42	80 Acres
75-30	Mendenhall, David	201	80 Acres
76-05	Carpenter, Ray	97	600 Acres
76-36	Walworth, Zelma	111	600 Acres
76-44	Voss, Arthur	260	80 Acres

TABLE 67 - AGUA TIBIA PRESERVE #8

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
69-42	Bradford A. et al	122*	15 Acres

* Portion within North Mountain Planning Area.

TABLE 68 - RAMONA AGRICULTURAL PRESERVE #9

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-08	Cumming Family Trust	81*	80 Acres
73-22	Boeckmann, H. & Jane	91*	80 Acres
73-24	Berg, A. & Laura	75	600 Acres
73-30	Berg, I. & Francis	120*	600 Acres
75-26	Snodgrass L. et al	45*	600 Acres
76-07	Wood, James	196	600 Acres
76-42	Crouch, Herbert	21*	600 Acres

* Portion within North Mountain Planning Area.

TABLE 69 - PALOMAR PRESERVE #11

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
70-09	Rey River Ranch	407*	100 Acres
70-12	Jameson Land Co.	890	100 Acres
72-49	Rey River Ranch	120	600 Acres
75-42	Angel, Kenneth	196	160 Acres
75-43	Angel, M. & Dorothy	360	160 Acres
75-43	Angel, James	160	160 Acres
75-44	Rey River Ranch	82	160 Acres
75-44	Angel, Vance	742	160 Acres
75-45	De Forest, J.	40	160 Acres
75-46	Russell John	60	160 Acres
75-57	De Forest, S. et al	80	160 Acres
76-27	Rey River Ranch	245	600 Acres

* Approximate acreage within the North Mountain Planning Area.

TABLE 70 - RANCHO SANTA YSABEL PRESERVE #17

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-09	Feigel, Norman	583	80 Acres
71-24	Feigel, Norman	823	80 Acres
71-24*	Cauzza, V. et al	2	80 Acres
72-01*	Auerbach, E. & Lisa	36	80 Acres
72-01	Moretti, A. & Nancy	1,205	80 Acres
72-06	Cumming Family Trust	309	80 Acres
72-07*	Auerbach, E. & Lisa	1,105	80 Acres
72-15	Cumming Family Trust	5,680	80 Acres
72-16	Cauzza	83*	600 Acres
72-16	Cauzza, A. & Kathleen	12	600 Acres
72-16	Cauzza, V. et al	3,072	600 Acres
72-16	Cauzza Ysabel Ltd.	969	600 Acres
72-16	Cauzza, P. & Nadine	1,028	600 Acres
72-24	Younkins, R. et al	80	600 Acres
72-26	Hoffman, Wayne	320	600 Acres
72-52	Vedova/Souttere et al	166*	600 Acres
72-59	Feigel, Norman	556	600 Acres
74-48***	Means, Don	248	80 Acres
74-48***	Spengel, Jean	81	80 Acres
74-48***	De Chanso et al	184	80 Acres
74-48**	Rancho Santa Ysabel	808	80 Acres
74-48***	Goddard, William	98	80 Acres
76-06	Hawthorne Machinery	49*	600 Acres

* Approximate acreage within North Mountain Planning Area.

** Notice of Nonrenewal filed in 1990.

*** Notice of Nonrenewal filed in 1991

TABLE 71 - NATE HARRISON PRESERVE #22

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-19	Day, Richard	83	20 Acres
71-19	Day, Stuart	127	20 Acres
71-20	Smiley, John	24	40 Acres
71-20	Day, Richard	14	40 Acres

TABLE 72 - SAN FELIPE PRESERVE #25

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-51	Edwards, P.T. & Mary	8,276*	600 Acres
73-32	Chenoweth, Richard	160	160 Acres

* Approximate acreage within the North Mountain Planning Area.

TABLE 73 - PALOMAR MOUNTAIN PRESERVE #40

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-50	Bergman, Annie	1,155	600 Acres
74-53	Trunnell, D. et al	80	600 Acres
74-54	Gresham, Aileen	40	600 Acres
74-55	Trunnell, Carol	40	600 Acres
74-66	Bergman, Carl	156	600 Acres
75-08	Bergman, Carl	79	600 Acres
76-25	Kelly, Robert	40	15 Acres

TABLE 74 - ARLIE BERGMAN PRESERVE #40A

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-51	Bergman, Arlie	703	600 Acres

TABLE 75 - DENLINGER PRESERVE #48

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-18	La Dow, Peter/Edith	192	600 Acres

TABLE 76 - NAEGLE PRESERVE #114

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
81-14	Naegle, Anthony	160	80 Acres

TABLE 77 - CLEWS PRESERVE #121

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
84-08	Clews, Barbara	80	80 Acres

TABLE 78 - OPEN SPACE PRESERVE #OS

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-01**	Sapalu Co.	112	N/A*
77-02**	Botti, John	60	N/A*
77-02**	Botti J/Bastian C	40	N/A*
77-03**	Botti, Charles	107	N/A*

* Open Space Preserves cannot be subdivided.

**Contract expires in 1998.

Otay Subregional Planning Area. The Otay Subregion is a unique area. The land is highly suitable for agricultural use with the mild temperatures of climate Zone 23; relatively flat lands and large areas of good soils. The area once had a much more expansive agricultural industry, but increasing water and labor costs have encouraged some growers to move their operations south of the border. The area currently supports field and row crops. The area is adjacent to Mexico and has been planned as a major industrial center. Industrial development is expected to occur over an extended period of time. The area now has an International Border crossing, a state correctional facility, and a County jail. Although long-term use of the area will be industrial, interim agricultural uses are encouraged by the Plan. The Otay Subregional Planning Area is bisected by the CWA boundary and is west of the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding Agricultural Preserves and lands in contract is also given.

TABLE 79 - OTAY PLANNING AREA AGRICULTURAL INFORMATION

OTAY PLANNING AREA	
Acres in Agricultural Uses	6,650
Acres Within (19) Designation	527
Acres Within (20) Designation	0
Acres in Agricultural Preserves	0
Acres in Williamson Act Contract	0

There are no areas in Williamson Act contract in the Otay Planning Area.

Pala/Pauma Subregional Planning Area. The Pala/Pauma Planning Area has a variety of agricultural uses within its boundaries. The terrain consists primarily of broad, open valleys with some mountainous areas. It includes climate zone 18, an interior climate that can have frosty winter nights. The planning area intersects the County Water Authority Line and is west of the PlantClimate Line. The Subregional Plan states, "nearly 11 percent of the unincorporated territory of this subregion is in some form of valuable agricultural production, and agriculture provides economic benefits to County residents." The plan further indicates that agriculture should be encouraged even though the agricultural land is adversely affected by high water and labor costs. Agricultural uses in this planning area include animal grazing, orchards, and field crops. The pesticide database indicates nearly 2,600 acres of avocados, more than 540 acres of grapefruit, 266 acres of lemons and 2,272 acres of oranges. The area also includes 578 acres of nursery and flower crops. Average farm sizes for these commodities are small—approximately 28 acres for avocados, less than 15 acres for grapefruit, approximately 12 acres for lemons, approximately 30 acres for oranges and approximately 27 acres for nursery and flower products.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding Agricultural Preserves and lands in contract is also given.

TABLE 80 - PALA/PAUMA PLANNING AREA AGRICULTURAL INFORMATION

PALA/PAUMA PLANNING AREA	
Acres in Agricultural Uses	5,633
Acres Within (19) Designation	4,300
Acres Within (20) Designation	18,731
Acres With A70 Use Regulations	31,712
Acres With A72 Use Regulations	15,136
Acres in Agricultural Preserves	20,387
Acres in Williamson Act Contract	1,607

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 81 - MAGEE CREEK PRESERVE #6

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
69-10	Lodge, R. & Megan	61	15 Acres
69-16	Lodge, Dorothy	148	15 Acres

TABLE 82 - AGUA TIBIA PRESERVE #8

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
69-42	Bradford et al	1,170*	15 Acres

* Portion within Pala/Pauma Planning Area.

TABLE 83 - PALOMAR PRESERVE #11

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
70-09	Rey River Ranch	953*	100 Acres

* Approximate acreage within the Pala/Pauma Planning Area.

TABLE 84 - PALA PRESERVE #15

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-49	Aldworth, Richard	50	80 Acres

TABLE 85 - MOYER PRESERVE #64

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-81	Moyer, Elizabeth	38	15 Acres

TABLE 86 - DANIELS PRESERVE #85

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-27	Davis, Robert	40	10 Acres

Pendleton/DeLuz Subregional Planning Area. There are no (19) and (20) designation lands in this area.

Pepper Drive/Bostonia Community Planning Area. The Pepper Drive/Bostonia Planning Area is almost completely developed. Much of the area lies within the crash hazard pattern for Gillespie Field. The area has no agriculturally designated land and no agricultural zoning, although there is a Christmas tree farm in the airport's flight path. No agricultural preserves exist in the planning area.

Rainbow Community Planning Area. The Rainbow Planning Area is comprised of foothills which are both rocky and steep, and a central valley area. This central valley has a very high groundwater table and an extreme drainage problem, which is a problem for both crops and residents. In spite of this problem, agriculture is an existing resource in the Rainbow area. Agricultural uses are primarily avocado, citrus, nut crops, and commercial nurseries. Additionally, small-scale tree crops and vine crops are grown in conjunction with residential uses.

Rainbow includes climate Zones 19 and 21, which are zones with a predominantly interior influence. The pesticide database indicates that the area supports 321 acres of avocados as well as some citrus and nursery and flower crops. It is west of both the County Water Authority Line and the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding Agricultural Preserves and lands in contract is also given.

TABLE 87- RAINBOW PLANNING AREA AGRICULTURAL INFORMATION

RAINBOW PLANNING AREA	
Acres in Agricultural Uses	3,521
Acres Within (19) Designation	657
Acres Within (20) Designation	401
Acres in Agricultural Preserves	660
Acres in Williamson Act Contract	445

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 88 - RAINBOW PRESERVE #14A

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-02**	First American Trust	158*	15 Acres

* Portion within Rainbow Planning Area.

** Notice of Nonrenewal filed in 1993.

TABLE 89 - MALOTT PRESERVE #87

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
78-09	Malott, R. & M.	31	10 Acres
77-31	Malott, R. & M.	20	10 Acres

TABLE 90 - FLYNN RAINBOW PRESERVE #123

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
89-02	Tomlinson et al.	246	10 Acres

Ramona Community Planning Area. Within the Ramona Planning Area, agricultural land use designations are the single largest category of land. The agricultural goal of the plan is to "maintain and enhance the future of agriculture in the planning area." Ramona's most important agricultural activities in terms of income are egg ranching, dairy ranching, and avocado farming. According to the pesticide database, there are more than 1,500 acres of avocados in this area. Smaller but commercially significant investments include beef and other livestock production, horse ranching, hay, kiwis, subtropical fruits, and nuts. The plan indicates that the future of agricultural land uses will be based on

important marketing factors, many of which are external to the plan area or the County as a whole.

The Ramona Community Planning Area includes climate Zones 18, 20 and 21, which are predominantly influenced by interior air masses with an occasional coastal influence. Zone 18 is the harshest, with frosty winter nights. Although the majority of the planning area lies west of the CWA boundary, the majority of lands in the (20) designation lie outside the CWA boundary, except the Archie Moore Road area. It is entirely west of the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 91 - RAMONA PLANNING AREA AGRICULTURAL INFORMATION

RAMONA PLANNING AREA	
Acres in Agricultural Uses	18,688
Acres Within (19) Designation	7,884
Acres Within (20) Designation	25,668
Acres in Agricultural Preserves	26,082
Acres in Williamson Act Contract	5,779

The following tables show contracts in the Planning Area, ownership, approximate acreage in the Planning Area, and also the minimum ownership size according to the contract.

TABLE 92 - RAMONA PRESERVE #9

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-08	Edwards Family Trust	160*	80 Acres
72-08	Cumming Family Trust	360*	80 Acres
72-09	Tulloch Fam. Partners	1,979*	80 Acres
72-54	Swycaffer	137	600 Acres
73-07	Hawkins, Jeanine	200	600 Acres
73-22	Boeckmann, Herbert	919*	80 Acres
73-38	Levin, Joel et al	240	600 Acres
73-41	Stor Mor Inc.	40*	600 Acres
74-09	Costello	137	600 Acres
74-64	Demler, Kevin	47	40 Acres
75-02	Berg, J. & Francis	160	600 Acres
75-04	Mabee, John	193	80 Acres
75-26	Snodgrass, Lula et al	45*	600 Acres
76-08	Crow, James	40	600 Acres
76-19	McNutly T. et al	13	160 Acres
76-42	Crouch, Herbert	23*	600 Acres
77-08	Palleson, Andrew	40	80 Acres
77-08	Baran, Shu-Hwa	169	80 Acres
77-08	Yorba Investments	47	80 Acres
77-23	Demler, Kevin	103	80 Acres
77-23	Mason Family Trust	161	80 Acres
77-52	Glass, Hollis	10	160 Acres

* Portion within Ramona Planning Area.

TABLE 93- HIGHLAND VALLEY PRESERVE #23B

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-64	Woosley, D. & M.	12	15 Acres
76-28	Reid, T. & Betty	13	15 Acres

TABLE 94 - HIGHLAND VALLEY PRESERVE #23C

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-31	Bohonus, Jerry	17	15 Acres
72-31	Cordiano, G. & Rosa	20	15 Acres
72-31	Snow, J. & Nancy	21	15 Acres
72-31	Snow, C. & Vivienne	39	15 Acres
72-43	Thompson, William	11	15 Acres
72-43	Snow, John	29	10 Acres
72-45	Snow, John	18	10 Acres
73-50	Combe, D./Dorsey M.	3	10 Acres
77-22	Kloos, T./Werner K.	11	15 Acres

TABLE 95 - GALUSHA PRESERVE #47

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-11	Galusha, David/Mary	8	15 Acres
75-12	Sperber, Norma/Janet	8	15 Acres

TABLE 96- SOUTH ORANGE PRESERVE #59

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-65*	Peck Family Trust	444	10 Acres
77-65*	Peterson, R. & Arlene	123	10 Acres

TABLE 97- KENNEDY PRESERVE #110

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-68	Kennedy, William	40	10 Acres
77-70	Denton, John	11	10 Acres
77-71	Hamilton, Warren	54	10 Acres
77-71	Strong, Dorothy	11	10 Acres
77-72	Shiba, W. & Janet	20	10 Acres
77-73	Peterson, R. & Arlene	20	10 Acres

TABLE 98 - DRAKE PRESERVE #111

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-77	Drew, W. & Florence	23	10 Acres

San Dieguito Community Planning Area. There are no (19) and (20) Designation lands in this area. There are no areas in Williamson Act contract in the San Dieguito Planning Area.

Spring Valley Community Planning Area. There are no (19) and (20) Designation lands in this planning area. There is no land in Williamson Act contract in the Spring Valley Planning Area.

Sweetwater Community Planning Area. There are no (19) and (20) Designation lands in this planning area. There is no land in Williamson Act contract in the Sweetwater Planning Area.

Valle de Oro Community Planning Area. The largest concentration of agricultural uses in the Valle de Oro Planning Area occur in the eastern portion of the plan, east of Avocado Boulevard, north and south of the Rancho San Diego development. What little agriculture exists is often a secondary use of residential lots. The area is located west of both the County Water Authority Line and the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 99 - VALLE DE ORO PLANNING AREA AGRICULTURAL INFORMATION

VALLE DE ORO PLANNING AREA	
Acres in Agricultural Uses	579
Acres Within (19) Designation	29
Acres Within (20) Designation	343
Acres in Agricultural Preserves	330
Acres in Williamson Act Contract	330

The following tables show contracts in the planning area, ownership, approximate acreage in the planning area, and also the minimum ownership size according to the contract.

TABLE 100 - JAMACHA PRESERVE #21

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
71-17	Immenschuh	286*	160 Acres

* Approximate acres within the Valle de Oro Planning Area.

TABLE 101 - LAMP PRESERVE #45

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-68*	Lamp, John	46	15 Acres

* Notice of Nonrenewal filed 1990.

Valley Center Community Planning Area. Valley Center is characterized by its agricultural uses and is one of the county's most productive agricultural areas. The agricultural goal of the community plan is to preserve and enhance existing and future agricultural uses in the planning area. Crop production in the area consists of avocados, citrus, and high value crops such as cut flowers, and other nursery products. The pesticide database indicates there are 270 avocado orchards with an average size of approximately 20 acres. With more than 5,550 acres, the area accounts for approximately 23 percent of the county's avocado acreage. Valley Center also has more than 670 acres of grapefruit, 230 acres of lemons and almost 2,000 acres of oranges. The average size of a Valley Center orange farm using pesticides is less than 14 acres. For grapefruit the average is less than nine acres. Valley Center also has a significant amount of nursery and flower production. According to the pesticide database, the area accounts for more than: 650 acres of outdoor flowers; 280 acres of outdoor plants; and 100 acres of greenhouse operations.

Agricultural productivity in Valley Center is due to a variety of factors, including water availability and generally good soil. Climate is also critical. The area is located in climate Zone 18, which is described as "above and below the thermal belts in Southern California's interior valleys." Although the area has enough chill for some deciduous fruits, it is mild enough for a number of varieties of avocados as well as citrus. The area is located primarily west of the County Water Authority Line and entirely west of the PlantClimate Line.

The following summary table gives approximate acreage for land in the agricultural land use designations and also in agricultural use regulations (zones). Summary information regarding agricultural preserves and lands in contract is also given.

TABLE 102 - VALLEY CENTER PLANNING AREA AGRICULTURAL INFORMATION

VALLEY CENTER PLANNING AREA	
Acres in Agricultural Uses	28,898
Acres Within (19) Designation	75
Acres Within (20) Designation	6,223
Acres in Agricultural Preserves	7,340
Acres in Williamson Act Contract	4,110

The following tables show contracts in the Planning Area, ownership, approximate acreage in the Planning Area, and also the minimum ownership size according to the contract.

TABLE 103 - VALLEY CENTER PRESERVE #5

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
68-03	Bright Hill Farming	18	15 Acres
68-03	Illig Family Trust	12	15 Acres
68-03	Van Der Plas, G. & E.	17	15 Acres
68-03*	Scherzer/Neilson	18	15 Acres
68-49*	Ruland, L.	22	15 Acres
68-49	Johnson, R. & Betty	23	15 Acres
68-49*	Sanders, D & Deborah	17	15 Acres
68-49*	Gill, Edward	31	15 Acres
69-13	Sanders, Richard & S	7	15 Acres
73-37	Gestri Family Trust	13	15 Acres
69-15	Benheman	5	15 Acres
73-72	Turleys Mill	18	15 Acres
74-67	Alexander, C. & Mary	20	15 Acres
75-14	Behneman, J. & Susan	5	15 Acres
76-09	Baillif, A. & Shirley	22	15 Acres
73-06	Baliff	22	15 Acres
78-02	Leone, F. & Elizabeth	7	15 Acres

* Notice of Nonrenewal filed.

TABLE 104 - VALLEY CENTER PRESERVE #5A

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
69-19	Stehly, John	118	15 Acres
69-21	Stehly, Jerome	325	10 Acres
76-21	Stehly, Richard & Jaime T.	10	15 Acres
69-21	Stehly, Thomas	32	10 Acres
69-22*	Nolan Mary	79	10 Acres
69-23	S & S Partnership	311	15 Acres
69-25	Stehly, A.	162	15 Acres
69-25	Stehly, A. et al	82	15 Acres
69-25	Stehly, N. J. et al	29	15 Acres
70-01	Berneberg, S. & N.	10	15 Acres
70-03	Rarick, F. & A.	22	15 Acres
70-04	Tanaka, Kouichi	22	15 Acres
72-20	Marquise Groves	24	15 Acres
74-57	Seifert, H. & B.	16	15 Acres
74-63**	Johnson, Kathryn	11	15 Acres
74-69	Moores, R. & D.	11	15 Acres
75-01	Stehly, A. & G.	50	15 Acres
75-16	Mesa Fourty Four Co.	44	15 Acres
75-23***	Barlow & White	21	15 Acres
75-35	Olson, John & Lory	61	15 Acres
75-59	Khoury, Charles	43	15 Acres
75-63	Brennan, W. & T.	10	15 Acres
75-76	Hurst, George	8	15 Acres
75-77	Goddard	20	10 Acres
76-01	Finney, Jesse	25	15 Acres
76-11	White, D. & T.	43	15 Acres
76-14	Flagg, W. & M.	21	15 Acres
76-15	Sullivan, John et al	38	15 Acres
76-38	Leinow, B. & N.	21	15 Acres
77-01*	Varela, Edward	10	15 Acres
77-10	Bodden, C. & B.	10	10 Acres
77-19	Martin, M. & B.	13	15 Acres
78-10	Gardner, P. & M.	40	15 Acres

* Notice of Nonrenewal filed 1990.

** Notice of Nonrenewal filed 1991.

*** Notice of Nonrenewal filed 1993.

TABLE 105- VALLEY CENTER PRESERVE #5B

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-62*	Fluegge, A. & B.	19	40 Acres

* Notice of Nonrenewal filed 1990.

TABLE 106 - PALA PRESERVE #15

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-60	Leavey, Dorothy et al	196*	15 Acres

* Portion within Valley Center Planning Area.

TABLE 107 - COUSER CANYON PRESERVE #24

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
72-32	Henry, Warren et al	76	15 Acres
72-32	Menaker, J. & Zelda	9	15 Acres
72-33**	Froehlich/Davis	31	15 Acres
72-33	Cherbak, R. & L.	16	15 Acres
72-34	Deaver, James	39	15 Acres
72-33	Froehlich, C. & M.	3	15 Acres
72-35	Menaker, J. & Zelda	36	15 Acres
72-36	Coykendall, Harold	11	15 Acres
72-36	Fallbrook Venture 1	76	15 Acres
72-37	Rancho Sereno	157	15 Acres
72-37	Sask Ranch	14	15 Acres
72-38	Grandon Ranch Corp	60	15 Acres
72-56	Rosenstock, Donald	79	15 Acres
72-61	Spencer, Shirley	10	15 Acres
73-08	Coykendall, H.	10	15 Acres
73-09	Van Driessche	40	15 Acres
73-10	Van Driessche, Leo	10	15 Acres
73-15	Edgerton, Josephine	19	15 Acres
73-16**	Henry-Rancho Vista L.	19	15 Acres
73-17	Honkawa, Y. & May	21	15 Acres
73-18**	Pettitt, R. & Judith	21	15 Acres
73-18**	Bozulich Family Trust	27	15 Acres
73-19	Urist, M. & Alice	36	15 Acres
73-20	Stolle, F. & Diane	42	15 Acres
73-21	Block, J. & Geraldine	16	15 Acres
74-37	Rosenstock, Donald	30	15 Acres
74-38	Bradshaw, R. et al	16	15 Acres
74-59	McIntyre, S. et al	17	15 Acres
74-61	Mitchell Family Trust	19	15 Acres
75-47	Kruse W. & Margaret	23	15 Acres
77-04	Rosenstock, Donald	44	15 Acres
77-04	Oleson, G. & Virginia	24	10 Acres
77-07	McAllister, J. & E.	17	10 Acres
78-12	Bauer, Stanley	66	15 Acres
92-01	Rosenstock, Donald	21	10 Acres

** Notice of nonrenewal filed in 1990 and 1991.

TABLE 108 - GREENWALD PRESERVE #38

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-07	Greenwald, Robert	48	15 Acres
75-07	Horn, William	6	15 Acres

TABLE 109 - RANCHO GUEJITO PRESERVE #39

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
74-13	Greenwald, Robert	4	600 Acres
74-13	Horn, William	6	600 Acres
74-49	Haskel, Edward	41*	15 Acres
76-41	Daljian & Lo	31*	15 Acres

* Portion within Valley Center Planning Area.

TABLE 110 - BOGNER-SHAW PRESERVE #51

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-31	Andres, Elvira	21	15 Acres
75-32*	Arcade, Stephen	46	15 Acres
75-32*	Bricker, John/Nancy	21	15 Acres

*Notice of Non-renewal filed in 1996.

TABLE 111- FAIRFIELD-HOOP PRESERVE #55

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-51	Bingham, Stephen	8	15 Acres
75-52	Andersen, M. & P.	8	15 Acres
75-51	Bingham, C. & C.	21	15 Acres
75-54	Fairfield-Hoof Farms	16	15 Acres

TABLE 112- CARMICHAEL PRESERVE #56

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
75-49*	Ziegler, R. & B.	9	15 Acres
75-50	Ziegler, R. & B.	6	15 Acres
75-55	Weber, John	11	15 Acres

* Notice of Nonrenewal filed 1992.

TABLE 113- LIEN PRESERVE #69

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
76-12	Curtiss, Arlene	40	15 Acres
76-12	Lien, Jepe & Mary	128	15 Acres

TABLE 114 - BEDNAR-BOLD PRESERVE #71

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
76-32	Baumel, I. & N.	25	15 Acres
76-32	Ohanian	15	15 Acres
76-33	Bednar, R. & M.	43	10 Acres
76-34*	Bold, N. & S., Trust	42	15 Acres
76-35	Kliewer	21	15 Acres

*Notice of Non-renewal filed in 1997.

TABLE 115 - SIMMONS PRESERVE #72

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
76-40	Simmons, Helen	23	15 Acres

TABLE 116 - HATFIELD PRESERVE #79

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-16	Hatfield, N. & M.	17	10 Acres

TABLE 117 - ANDERSON PRESERVE #88

CONTRACT #	NAME	ACRES	MINIMUM PARCEL SIZE
77-32*	Anderson, E. & N.	28	10 Acres
77-67**	Rodriguez, J. & A.	13	10 Acres

*Notice of Non-renewal filed in 1994.

** Notice of Nonrenewal filed in 1992.

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